



Fforddlas
Llanrhystud
Ceredigion
SY23

Offers in Excess of £244,000

bettermove 

Ffordlas Llanrhystud

Bettermove are proud to present this 3 bedroom semi-detached house in Llanrhystud.

The property benefits from double glazing, gas central heating throughout and has off street parking available via driveway.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

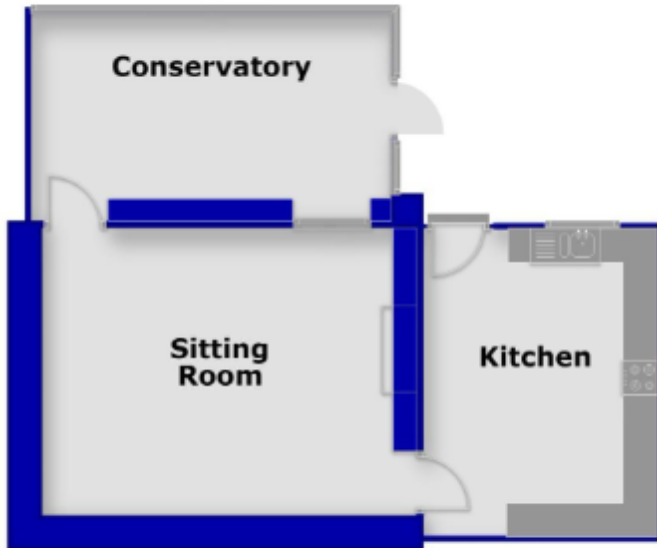
Located in the popular town of Llanrhystud, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bow Street train station, a variety of bus routes and quick access to A487.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



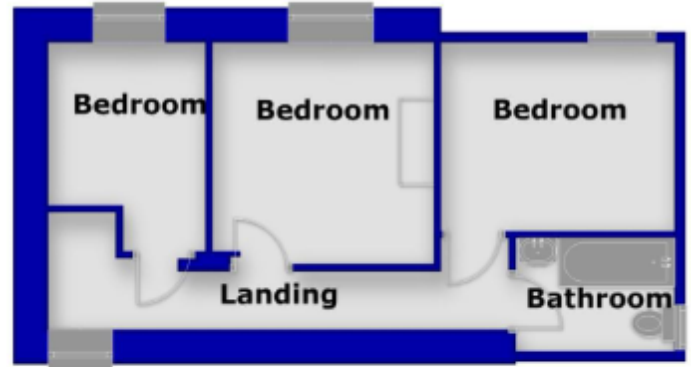
Ground Floor

Approx. 54.6 sq. metres (588.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 93.4 sq. metres (1005.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	41	73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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