



**New Hall  
Bettws  
Lampeter  
Ceredigion  
SA48 8NX**

**Offers in Excess of £305,000**

**bettermove**

# Lampeter

Bettermove are proud to present this 4 bedroom Detached Bungalow in Bettws available with no forward chain.

The property benefits from double glazing, oil fired central heating throughout and has ample off street parking available via the driveway and the garage. The council tax band is E.

The interior of this well presented property comprises a spacious living room, the fitted kitchen, office room, the family bathroom and two double bedrooms. The property has further potential for a one bedroom annexe as there is a separate living area, bedroom and bathroom. The exterior boasts a private rear garden with a large patio area and fish pond, perfect for enjoying the summer months.

Located in the popular Hamlet of Bettws, the property is in a convenient location just 3 miles from Lampeter and 9 miles from Tregaron.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

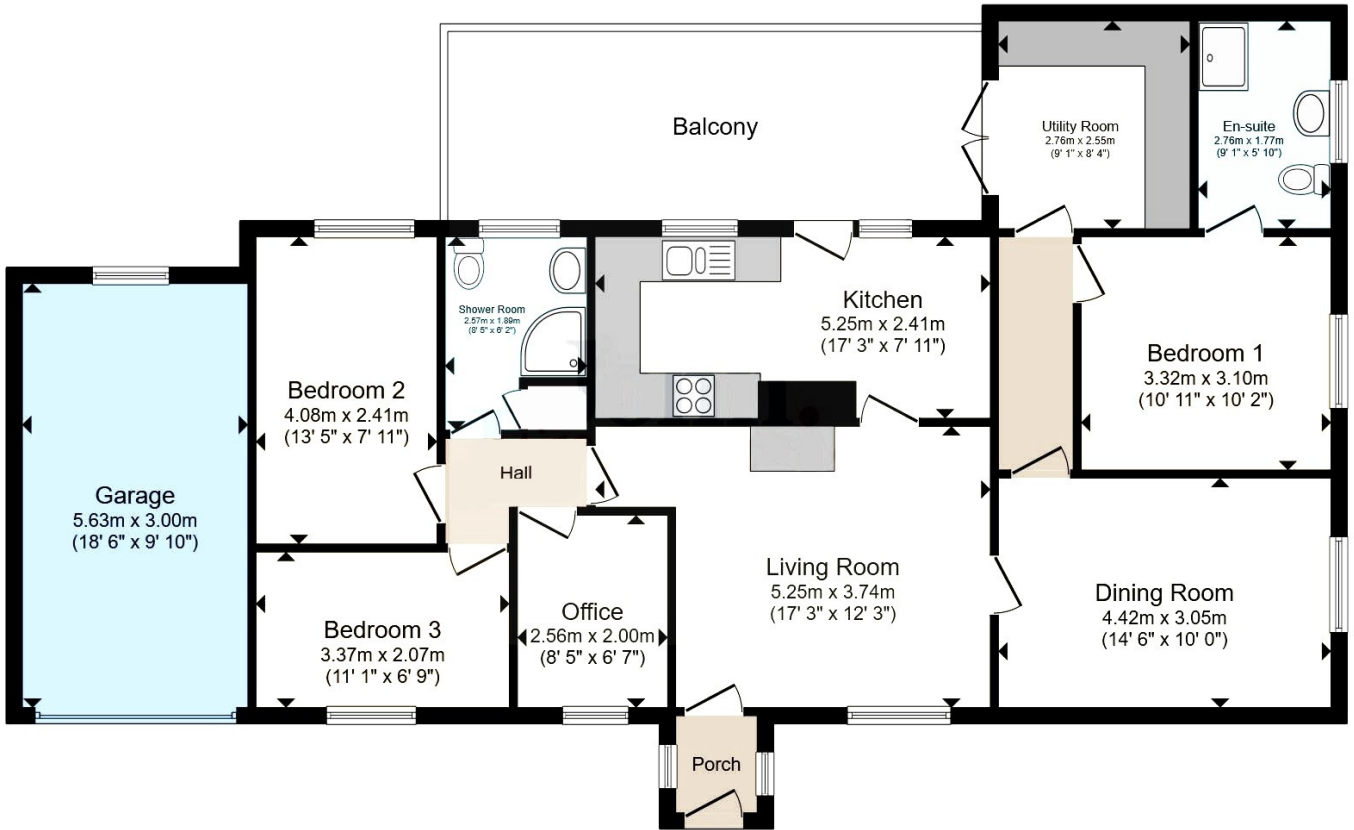
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.

Speak to one of our sales team about our Exclusivity Deposits today to find out more...





Total floor area 139.7 m<sup>2</sup> (1,503 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)