



**Silian
Lampeter
Ceredigion
SA48**

Offers in Excess of £418,000

bettermove

Lampeter

Bettermove are proud to present this 3 bedroom detached house in Sillan, available with no forward chain.

This property benefits from double glazing, electric air source heating and privately owned solar panels, with off road parking available via a car port.

The council tax band is E.

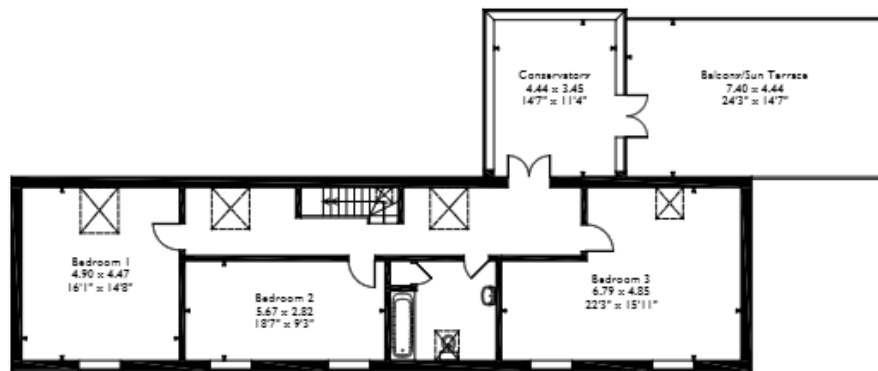
The interior of this beautifully presented, 200 year old property comprises a spacious living room, dining room, fitted kitchen and family bathroom on the ground floor. The first floor consists of three bedrooms, a second family bathroom and conservatory. The property sits on an impressive 1.366 Acres of land with the exterior boasting a sun terrace, perfect for enjoying the summer months, and a large paddock with two stables.

Located on the outskirts of the quiet village of Sillan, Lampeter, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and a 20 minute drive to the Ceredigion Heritage Coastline. Transport links can be found from local bus routes.

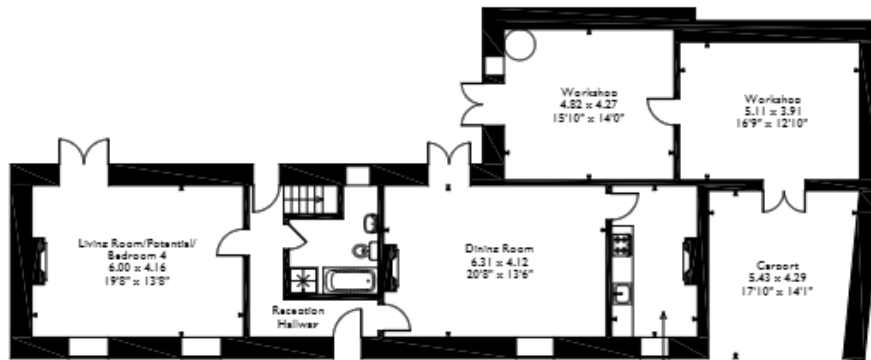
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Tynllain, Silian, Lampeter
Approximate Gross Internal Area
Main House = 197 Sq M/2121 Sq Ft
Outbuilding = 41 Sq M/441 Sq Ft
Total = 238 Sq M/2562 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B	87	
(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		100
(81-91) B	89	
(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	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk