



# TALWRN BACH

Llwynygroes | Tregaron | SY25 6PY

FINE & COUNTRY



TALWRN BACH

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This exceptional country residence, with **\*\*No Onward Chain\*\*** and a **\*\*Motivated Seller,\*\*** offers an unparalleled opportunity to acquire a highly sought-after property in a truly idyllic setting.

This impressive three-storey, four-bedroom family home is nestled in a tranquil rural location, providing peace, privacy, and a sense of seclusion. The property is set within approximately one acre of meticulously maintained and mature grounds, featuring expansive lawns, perennial borders, and ornamental shrubbery. A quaint outbuilding, with the potential to be transformed into a one-bedroom annexe, holiday let, or studio, further enhances the property's appeal.

The grounds are not overlooked and are intersected by a charming stream, adding to the serene atmosphere. Additionally, the property benefits from a useful garage/workshop and a motorhome shelter, with the potential for conversion into a barn (subject to the necessary consents). The established fruit-growing garden, complete with two large greenhouses, a polytunnel, fruit cage, and raised beds, offers a perfect opportunity for self-sufficiency.

A small wooded copse backs onto open countryside, providing a natural haven and enhancing the property's appeal as a rural retreat. This is truly a dream move, offering a fantastic lifestyle opportunity. Whether you seek a desirable and unrivalled property with favourable income potential or an extensive family home, this lovingly maintained residence provides the most beautiful of settings.

Situated just a short distance from the charming towns of Tregaron and Lampeter, and within easy reach of the stunning Cardigan Bay coastline, this property represents a unique chance to embrace a peaceful rural lifestyle while remaining connected to nearby amenities.

Youtube Link: <https://youtu.be/EI3QINdvKac>

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		













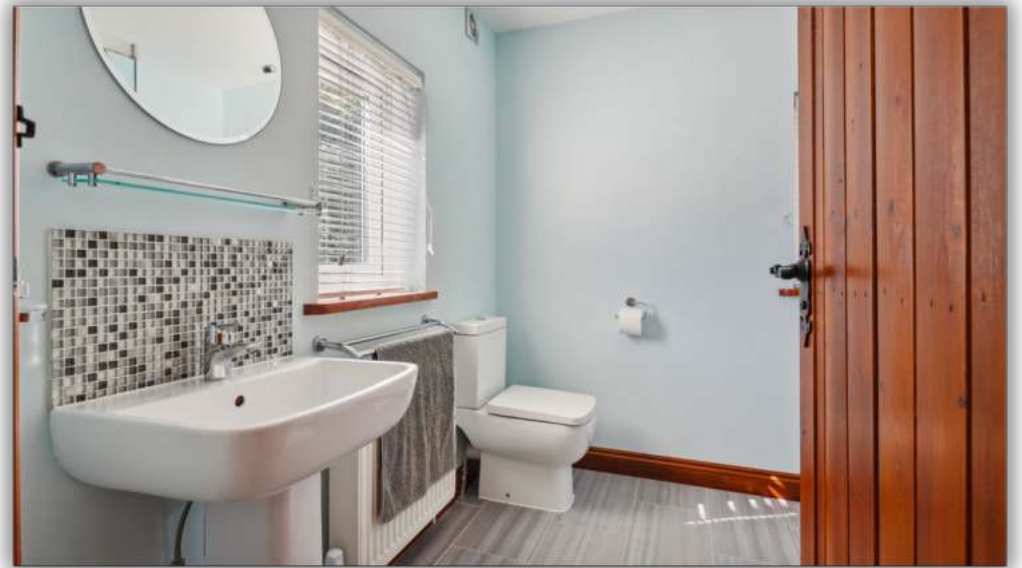








































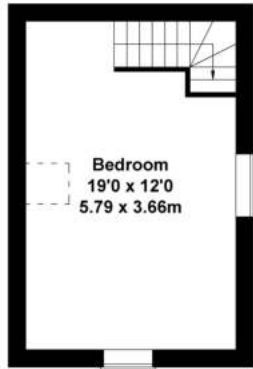






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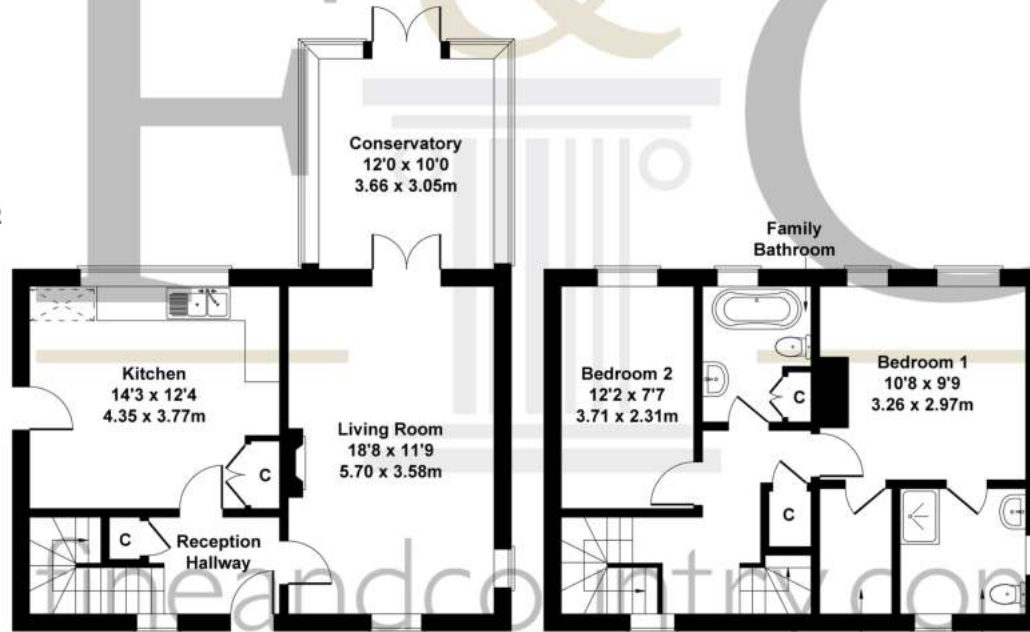
Approximate Gross Internal Area  
 House : 1410 sq ft - 131 sq m  
 Annexe/Cottage : 517 sq ft - 48 sq m  
 Total : 1927 sq ft - 179 sq m



ANNEXE/COTTAGE FIRST FLOOR

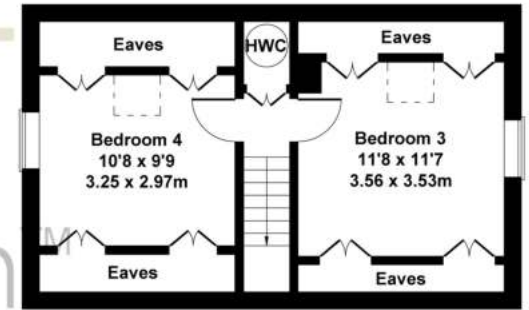


ANNEXE/COTTAGE GROUND FLOOR



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or [westwales@fineandcountry.com](mailto:westwales@fineandcountry.com)

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