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RICS



Since 1989

Unique redevelopment opportunity. Set within 3.9 Acres. Near New Quay/Aberaeron.



Ffos Iwan, Mydroilyn, Nr Aberaeron, Ceredigion. SA48 7RA.

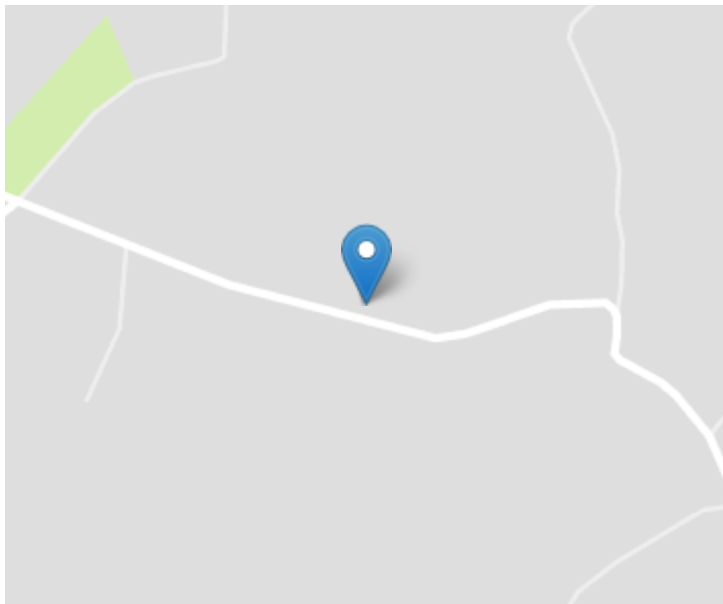
Ref A/5168/RD

£325,000

****Unique Development Opportunity**Outstanding countryside views**Near New Quay/Aberaeron**Set within 3.9 Acres**Proposed Barn Conversion**Useful range of outbuildings**Double Garage**Roadside frontage**Peaceful setting**Unique opportunity within this favoured coastal belt****

AN OPPORTUNITY NOT TO BE MISSED

The property is situated within a quiet area of countryside between the villages of Llanarth and Mydroilyn. Llanarth offers a good level of local amenities including primary school, public house, excellent public transport connectivity, village shop, petrol station and post office, places of worship and a Garden Centre. The Georgian Harbour town of Aberaeron is some 5 miles from the property offering an excellent level of local cafes, bars, restaurants, primary and comprehensive school, community Health Centre and a wider range of day to day services. The fishing village of New Quay is within a 5 minutes drive of the property.



To the side of the cottage is a -



GENERAL

What an opportunity!

A property with great potential to develop a smallholding of your dreams.

Full planning permission exists for the retention of the proposed dwelling (Ceredigion Planning Reference D1.622.95 dated 26th September 1995) which has commenced.

Conditional building control approval was also issued on the 12th June 1997 for the works.

The property sits within a peaceful rural setting but is only 10 minutes from the Cardigan Bay coastline at Aberaeron and New Quay.

Very rare opportunity to secure a new build home with extensive land and should not be missed!

Former Cottage

36' 0" x 16' 0" (10.97m x 4.88m) Has been partly restored over a period of time, much of the walls have been re-built of cavity walls with the outer skin in facing stone work. The roof structure has been completed and slated. No internal partitions have yet been constructed or any ceilings, wiring, plumbing etc.

The potential layout could provide 1 bedroom accommodation to the ground but also a potential loft conversion with space for a staircase.

To the side is a partly built extension.





Stone built Former Cow Shed

25' 0" x 15' 0" (7.62m x 4.57m) With a corrugated iron roof.

Other Buildings include –



Open Fronted Cattle Shed

25' 0" x 12' 0" (7.62m x 3.66m) of timber Frame and Corrugated iron Clad construction.



Substantial Detached Garage

20' 0" x 20' 0" (6.10m x 6.10m) approx. Built of cavity wall construction with outer elevations in facing stonework, with two sets of double doors to front, an integral shower and loft for storage.





Wooden and Corrugated iron Open Sided Barn

16' 0" x 10' 0" (4.88m x 3.05m)

DETACHED CHALET

A temporary structure which has been on the site for a considerable number of years, originally intended as a temporary dwelling whilst the cottage was being restored.

- The Accommodation basically provides -
- Living Room with woodburning stove.
- Bedroom/Kitchenette.
- Separate toilet.





THE LAND

We are advised that the property in total extends to 3.9 acres or thereabouts. The cottage and grounds are around 3/4 of an acre, with the balance being divided as 3 pasture paddocks, level to undulating in nature with areas of woodland.

The land has not been subject to good husbandry in recent years and needs a considerable amount of improvement work. Borders a small brook on the east of the boundary.





Services

Mains Water and Electricity. Private Drainage.

Directions

From Llanarth take the B4342 Mydroilyn road. After 1/2 mile at the next cross roads, take the right hand turning sign posted Mydroilyn. Continue on the B4342 towards Mydroilyn, at the junction with Bardsey View take the left hand turning onto a quiet lane, continue for some 500m to the bend on the road where the field gate & property is in front of you.

H.M. LAND REGISTRY

TITLE NUMBER

WA 573293



ORDNANCE SURVEY
PLAN REFERENCE

SN 4456
SN 4455

Scale
1/ 2500

COUNTY ~~DYFED~~

DISTRICT ~~CEREDIGION~~

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ADMINISTRATIVE AREA

CEREDIGION
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