

A charming 2-3 bed farmhouse in an idyllic rural location. Set in 10 acres of land. Mydroilyn Near Aberaeron - West Wales.



Blaencringoed, Mydroilyn, Nr Aberaeron, Ceredigion. SA48 7RD.

£550,000

Ref A/5508/ID

****A most charming 2-3 bed traditional farmhouse set in 10 acres of land**Idyllic rural location down its own drive**Recently renovated throughout**Peaceful and tranquil setting**Small lake - a haven for wildlife**Only a 10 minute drive to the Cardigan Bay coastline**Multi functional building**Six pasture paddocks with views over Cardigan Bay**A REAL COUNTRY GEM ! ****

The property comprises of - Entrance hall, character lounge, kitchen/dining room, shower room, utility room, bathroom, downstairs bedroom/sun room. To the First floor - 2 double bedrooms.

The property is located in totally secluded yet not remote surroundings. Within a mile or so from the village community of mydroilyn which has a public house, village hall and places of worship. Some 4 miles from the Georgian harbour town of Aberaeron on the Cardigan Bay coastline which offers a comprehensive range of shopping and schooling facilities and an equi distance to the popular coastal resort and seaside fishing village of New Quay. The property is also within an easy reach of the larger marketing and amenity centres of Cardigan, Aberystwyth and Lampeter.



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GENERAL

The current vendors have invested significantly in the full renovation of the property since acquiring it some 13 years ago. The property now offers a charming and quaint 2-3 farmhouse in a truly lovely setting.

Providing as follows -

GROUND FLOOR

Front Porch/Boot Room



7' 8" x 5' 5" (2.34m x 1.65m) with uvpc door, fitted cupboard units, double glazed windows to front and rear.

Entrance Hall



6' 8" x 4' 3" (2.03m x 1.30m) with tiled flooring, central heating radiator, door into -

Downstairs Shower Room



8' 4" x 6' 3" (2.54m x 1.91m) with a modern three piece suite comprising of enclosed shower unit with mains shower above, pvc lined boards, vanity unit with concealed w.c. and wash hand basin, central heating radiator, window to rear, extractor fan.

Lounge

24' 0" x 16' 1" (7.32m x 4.90m) a spacious room with multi fuel stove on a raised hearth with decorative tile surround and mantle above, tongue and groove panelling to half wall, lights, 2 double glazed windows to front, alcove, tv point, dado rail, ample space for dining table. Stairs rising to first floor with understairs cupboard, central heating radiator, bt point.





Kitchen





13' 7" x 12' 7" (4.14m x 3.84m) a farmhouse style kitchen comprising of base and wall cupboard units with complimentary work surfaces above, stainless steel single drainer sink, Logic electric fan assisted oven with integrated microwave above, Beko 4 ring ceramic hob with stainless steel extractor hood, integrated dishwasher and fridge/freezer, splash back, 2 double glazed windows to front. Door into -

Kitchenette/Utility

12' 0" x 11' 6" (3.66m x 3.51m) with base cupboard units, Worcester oil fired boiler, stainless steel drainer sink, plumbing for automatic washing machine, half glazed upvc door to front.

(This section could easily be split into its own separate annexe if desired).



Downstairs Bathroom



8' 3" x 6' 8" (2.51m x 2.03m) having a three piece suite, comprising of a roll top bath with mixer tap and pull out head, pedestal wash hand basin, dual flush w.c. central heating radiator, window to front, extractor fan.

Snug/Downstairs Bedroom 3

10' 2" x 10' 0" (3.10m x 3.05m) with patio doors to front with views over garden, central heating radiator, laminate flooring. Broadband Connection.



FIRST FLOOR

Landing

7' 5" x 4' 5" (2.26m x 1.35m)

Front Bedroom 1

17' 0" x 14' 1" (5.18m x 4.29m) a large room with 2 double glazed windows to front overlooking garden, central heating radiator, laminate flooring.

(Please note this bedroom could be split into 2 rooms).





Front Bedroom 2

16' 0" x 6' 8" (4.88m x 2.03m) with double glazed window to front, central heating radiator, laminate flooring.



EXTERNALLY

The Grounds.

An attractive feature of the property is its well maintained garden and grounds. The property is approached via its own private farm type track off a district road.

The attractive track leads initially into the garden and grounds which provides extensive lawned areas with small lake just in front of the property.

There is also a variety of trees to include fruit trees and flowers dotted around the garden area with a gravelled parking forecourt with ample private parking for several cars.





The Land

The land extends to some 10 acres or thereabouts and divided into six productive pasture paddocks all adjacent and surrounding the homestead, all contained within secure hedgerow boundaries.

From the land there are beautiful views over unspoilt rural countryside and over Cardigan Bay in the distance.





Multi functional Log Cabin

40' 0" x 15' 0" (12.19m x 4.57m) (max) - the vendors have invested in a multi functional cabin which is fully insulated and double glazed with a small kitchenette area, bathroom and space for a bedroom which could possibly be used as overflow accommodation.





PLEASE NOTE

There is a bridle way that runs over the initial part of the farm track, however does not come near to the property, keeping it secluded.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from mains water and electricity. Private Drainage to septic tank. Oil Fired central heating system. Main Telephone connection and Fibre optic broadband connection.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

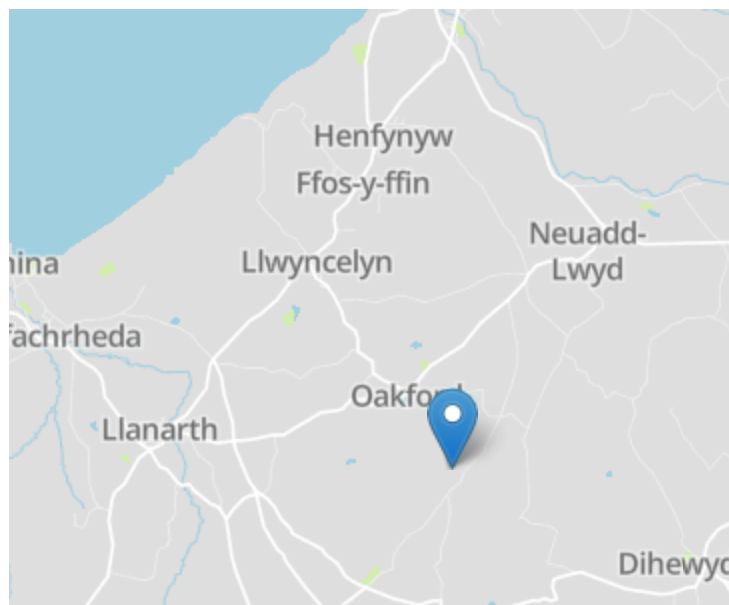
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? Yes



Directions

From Aberaeron the property is best approached by taking the main A487 coast road south west towards Cardigan. Drive through the first village of Ffosyffin to the next village of Llwyncelyn.

At Llwyncelyn after passing filling station and post office/shop on right hand side take the first left hand turning sign posted Oakford.

Follow this road to the village of Oakford. At crossroads turn right then immediately left towards Mydroilyn. Keep on this road for some 1.5 miles to crossroads and turn right. As you proceed down this road you will pass a pair of semi detached houses on the right hand side, then the road will dip into a valley with a small farm on the right, keep going on this road until you will see a property on the left hand side called 'Geneva'.

Immediately after 'Geneva' there is a sharp right hand turning onto a farm type track which leads to the property. There is a property on the left immediately after this turning known as 'Hebron'.

For further information or to arrange a viewing on this property please contact :

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