

*A most attractive and individually designed country smallholding set in 1.5 Acres or thereabouts.  
Cardigan Bay Coastal Region - West Wales.*



**Cwmyrafon Mydroilyn, Near Aberaeron, Ceredigion. SA47 0QT.**

**£550,000**

**Ref A/5266/ID**

**\*\*A real country GEM!\*\***A most attractive rural smallholding set in 1.5 ACRES\*\*Deceptively spacious 4 bed (En Suite) accommodation\*\*Existing planning permission for a farm shop on the premises\*\*Range of useful outbuildings\*\*Semi-rural location\*\*Quiet yet not remote\*\*Double glazing and gas fired central heating\*\*Only a 15 minute drive from the Cardigan Bay coast at New Quay and Aberaeron\*\*An increasingly rare opportunity\*\*

The accommodation provides Ent Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Office, Utility Room, Downstairs w.c.  
First Floor - 4 Double Bedrooms (1 En Suite), Family Bathroom.

Nicely tucked away in rural surroundings, yet on the edge of the popular village communities of Mydroilyn and Llanarth. Less than 5 miles from the Cardigan Bay coast at the seaside resort and fishing village of New Quay and equi distance to the Georgian Harbour town of Aberaeron with its comprehensive range shopping and schooling facilities. Also an easy reach from the Marketing and Amenity centres of the area.



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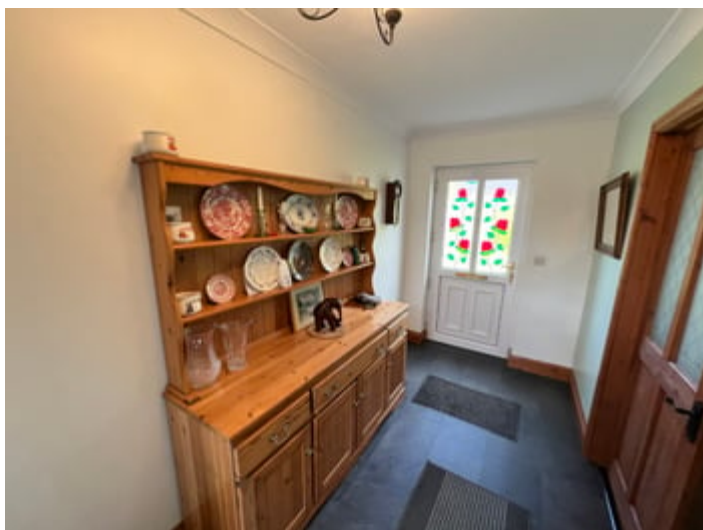
## PLANNING PERMISSION.

The property was erected in 2008 of timber frame construction under a slate roof. There is current planning permission for a shop to be erected on the premises as the vendors initially intended opening a farm shop on the grounds. (Ceredigion County Council Planning Ref A030234).

## GROUND FLOOR

### Entrance Hall and Passageway

15' 0" x 20' 5" (4.57m x 6.22m) via half glazed upvc door with stained glass inset, central heating radiator, stairs to first floor, slate effect laminate flooring, double doors into -



### Lounge/Dining Room

23' 3" x 14' 4" (7.09m x 4.37m) a spacious family room with double glazed window to front, glazed patio doors to side, central heating radiator, fireplace with ornate surround, space for 8 seater dining table, multiple sockets, wood effect laminate flooring, TV point.





### Kitchen/Breakfast Room

10' 4" x 20' 2" (3.15m x 6.15m) with gloss white base and wall cupboard units with formica working surfaces above, FLAVEL 100 electric double range oven with 8 ring gas hob above, stainless steel splash back and cooker hood, inset stainless steel drainer sink, space for fridge freezer, dual aspect windows to front and side, slate effect laminate flooring, integrated dishwasher, space for 8 seater dining table, TV point, central heating radiator.





### Boiler Room

Accessed off the passageway housing the Valiant LPG Gas boiler and hot water cylinder.

### Office/Study

7' 9" x 10' 7" (2.36m x 3.23m) with double glazed window to rear, slate effect laminate flooring, multiple sockets.



### Utility Room

7' 8" x 8' 5" (2.34m x 2.57m) with a range of base and wall cupboard units, stainless steel drainer sink, plumbing for automatic washing machine, outlet for tumble dryer, door into -



### Downstairs w.c.

5' 0" x 3' 8" (1.52m x 1.12m) with low level flush w.c. pedestal wash hand basin, extractor fan.



## FIRST FLOOR

### Landing

17' 0" x 11' 8" (5.18m x 3.56m) with double glazed unit to rear, central heating radiator. Door into -



### Master Bedroom 1

15' 0" x 14' 5" (4.57m x 4.39m) A large room with double glazed window to front, central heating radiator, door into walk in Dressing Room measuring 7'7" x 6'1" with double glazed window to rear. TV point.



### En Suite Bathroom

7' 7" x 7' 9" (2.31m x 2.36m) a 4 piece White suite comprising of an enclosed shower unit with mains shower above, panelled bath with hot and cold taps, pedestal wash hand basin, low level flush w.c. pvc lined walls, central heating radiator, extractor fan, frosted window to side.



### Front Double Bedroom 2

13' 5" x 11' 4" (4.09m x 3.45m) with 2 double glazed windows to front, central heating radiator, multiple sockets. TV point.



### Front Double Bedroom 3

12' 5" x 11' 4" (3.78m x 3.45m) with double glazed window to front, central heating radiator, multiple sockets, TV point.



### Rear Double Bedroom 4

11' 0" x 10' 5" (3.35m x 3.17m) with double glazed window to rear overlooking garden and land. central heating radiator.

multiple sockets. TV point.



### Family Bathroom

7' 7" x 8' 5" (2.31m x 2.57m) a white suite comprising of a panelled bath with hot and cold taps, corner shower unit with mains shower above, pedestal wash hand basin, low level flush w.c frosted window to rear, tiled walls, extractor fan, central heating radiator, linoleum flooring.



### EXTERNALLY

### To the Front.

A large feature of this property is its commodious gardens and grounds .

To the front is a gated gravelled driveway with ample parking and turning space for several vehicles.

Front lawned area with dwarf walls with attractive shrub beds to boundaries.





**To the Side**

A spacious lawned garden area being private with mature hedging to boundaries.



**To the Rear**

The property is intersected by a small stream which makes a lovely feature.

Polytunnel - 3m x 8m (9' 10" x 26' 3") . Also Tomato House.

Raised vegetable beds and a further area has been left to wildlife.







### **Timber Shed**

17' 0" x 17' 5" (5.18m x 5.31m) with electricity connected.

### **Storage Container**

7' 5" x 18' 9" (2.26m x 5.71m).

### **Dutch Barn and Lean to**

40' 0" x 31' 0" (12.19m x 9.45m) of timber construction with steel double doors with corrugated sheets with power connected, strip lights, mezzanine store space. Double doors to side.



### **The Paddock**

A sloping paddock measuring approximately an acre bound by stock proof fencing and having a field shelter 10' x 15' of timber construction under a corrugated roof.



### **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.

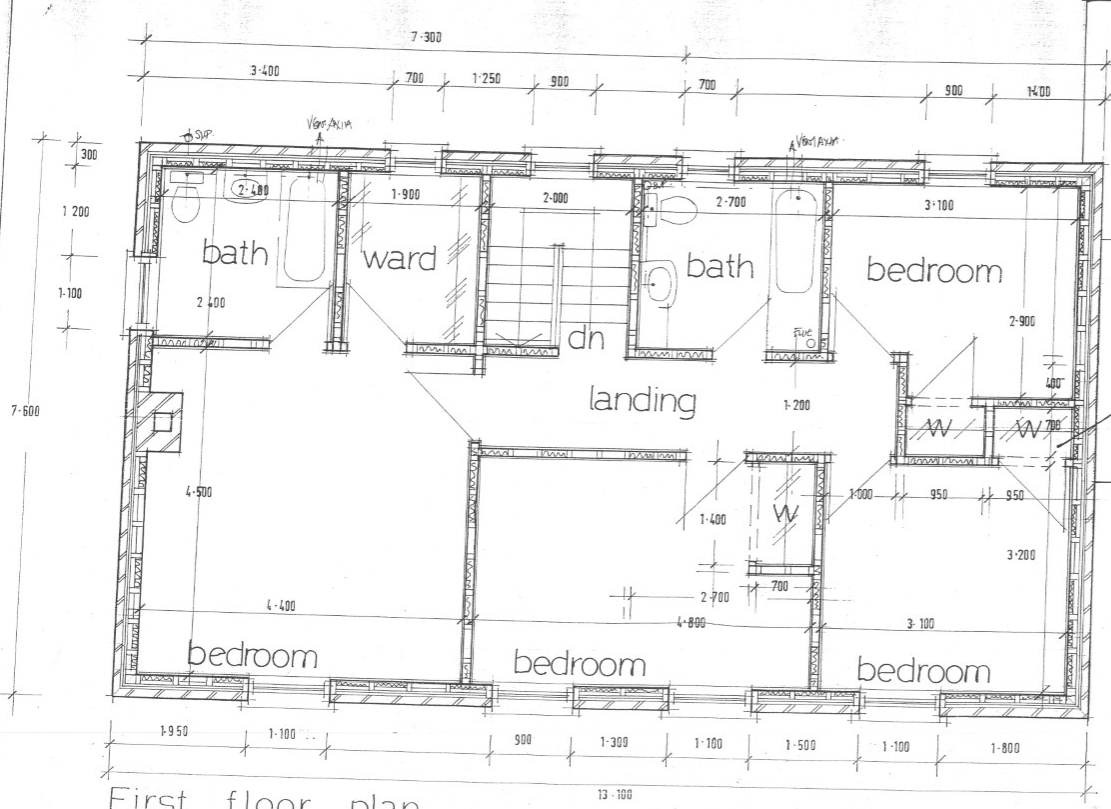
### **TENURE**

The property is of Freehold Tenure.

### **Services**

The property benefits from Mains Water and Electricity. Private Drainage to septic tank.

Council Tax Band - F (Ceredigion County Council)



First floor plan.

Provide and fix all sanitary fittings shown on drawing. Include for all hot and cold water services and pipework, 32 & 38mm waste pipes and bottle traps, taps, plugs etc.

**PROVISIONAL SUM**

a) sanitary fittings £2,000.00

b) Plumbing installation and storage tanks £3,000.00

Include for builders work in connection with this installation.

Provisional sum for new under floor or oil fired central heating system £4,000.00. Ensure a balanced flue to all boilers and a permanent vent at ground level.

Provisional sum for wall Hinge/mirrors. Provisional sum £2,000.00

Include a provisional sum of £3,000.00 for supply of kitchen units and £1,000.00 for fixing. Layout to be agreed.

*Bain ?*

Timber frame: 150mm external studwork to have U value of 0.3 w/m<sup>2</sup>K. Fix breathable foil and O.S.B. board to outer face of stud frame and insulation between sound work of 2.225 thermal resistance (m<sup>2</sup>K/W). Also include 1000gauge dpm to inner face of stud with plasterboard finish.

**CONDITIONAL**  
17 JUL 2006  
**APPROVAL**  
**EXTENDED**

17 JUL 2006  
BUILDING CO. LTD

06/00421/A5

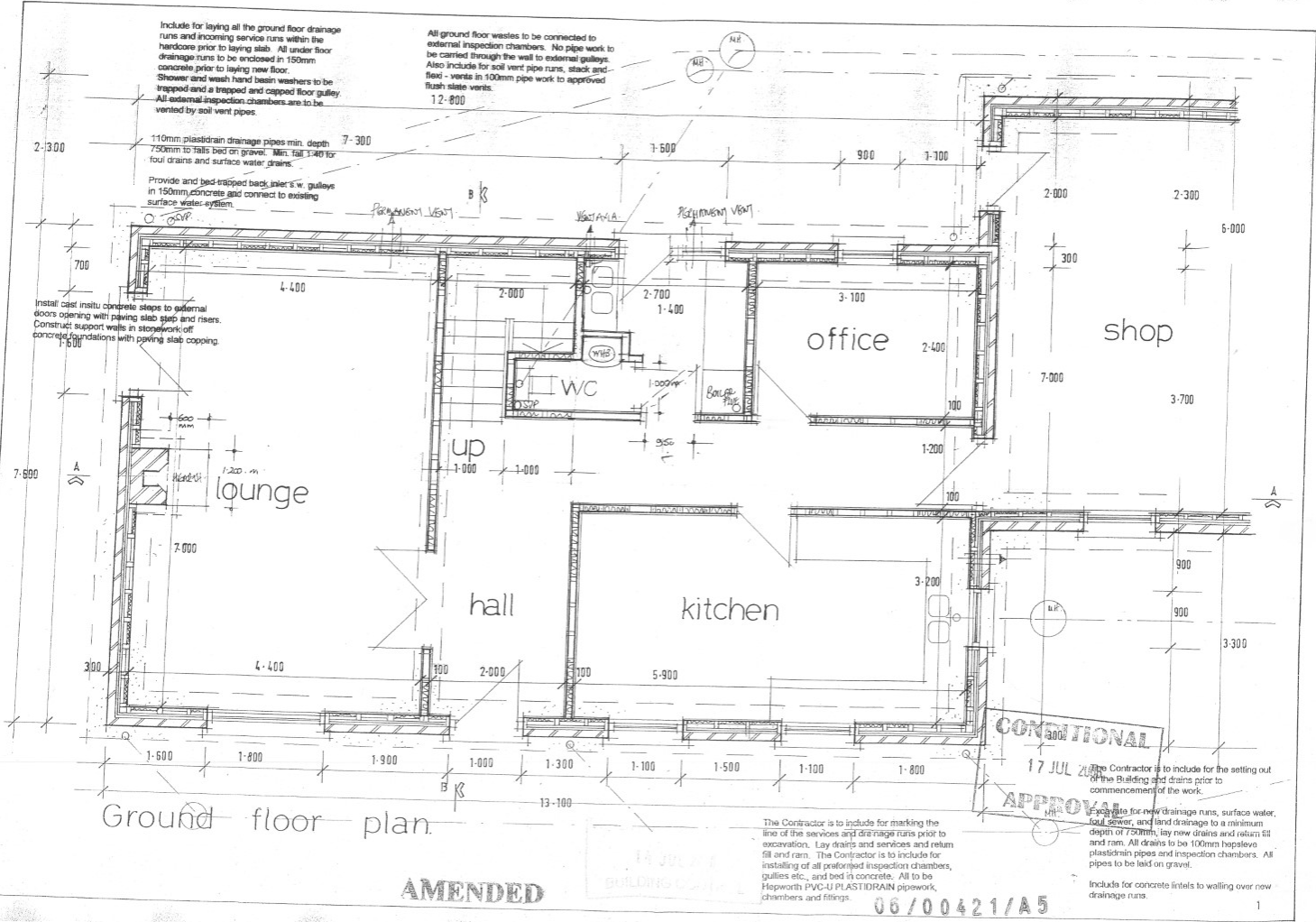
Include for laying all the ground floor drainage runs and incoming service runs within the hardcore prior to laying slab. All under floor drainage runs to be enclosed in 150mm concrete prior to laying new floor.  
Shower and wash hand basin washers to be trapped and a trapped and capped floor gully. All external inspection chambers are to be vented by soil vent pipes.

All ground floor wastes to be connected to external inspection chambers. No pipe work to be carried through the wall to external gulleys. Also include for soil vent pipe runs, stack and flexi - vents in 100mm pipe work to approved flush slate vents.  
12-800

110mm plastic drain drainage pipes min. depth 750mm to fall bed on gravel. Min. fall 1:40 for foul drains and surface water drains.

Provide and bed trapped back inlet's w. gulleys in 150mm concrete and connect to existing surface water system.

Install cast insitu concrete steps to external doors opening with paving slab step and risers. Construct support walls in stopework off concrete foundations with paving slab coping.



**CONDITIONAL**

17 JUL 2006

APPROVAL

The Contractor is to include for the setting out of the Building and drains prior to commencement of the work.

The Contractor is to include for marking the line of the services and drainage runs prior to excavation. Lay drains and services and return fill and ram. The Contractor is to include for installing of all prefabricated inspection chambers, gulleys etc., and bed in concrete. All to be Hepworth PVC-U PLASTIDRAIN pipework, chambers and fittings.

Excavate for new drainage runs, surface water, foul sewer, and land drainage to a minimum depth of 750mm, lay new drains and return fill and ram. All drains to be 100mm haplesive plastidrain pipes and inspection chambers. All pipes to be laid on gravel.

Include for concrete lintels to walling over new drainage runs.

AMENDED

14 JUL 2006  
BUILDING CONTROL

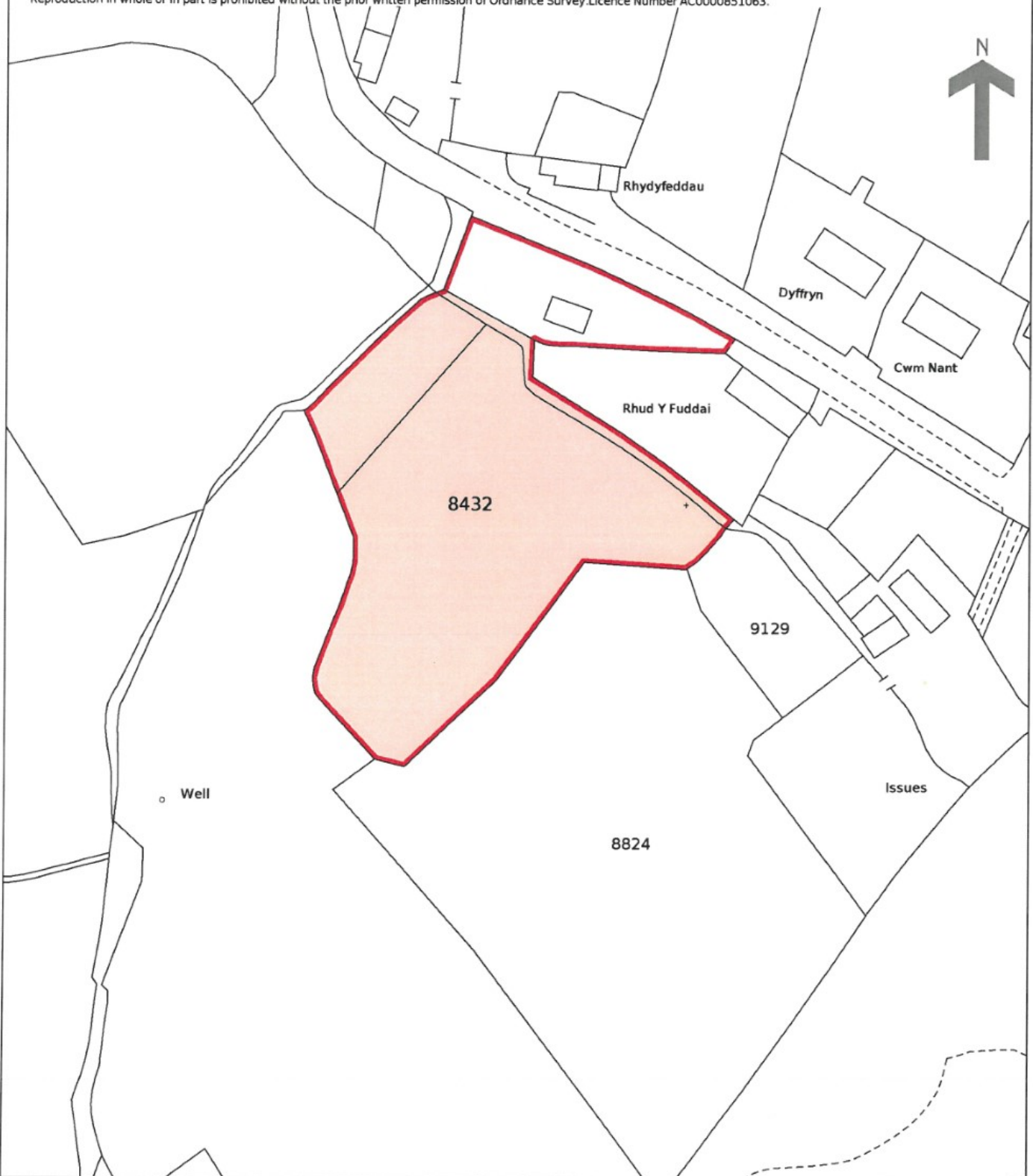
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HM Land Registry  
Official copy of  
title plan

Title number **CYM163446**  
Ordnance Survey map reference **SN4356SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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FOR IDENTIFICATION  
PURPOSES ONLY

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.



### Directions

From Aberaeron proceed South West on the A487 coast road through the villages of Ffosyffin and Llwyncelyn onto the next crossroads and turn left onto the Mydroilyn road. Follow the course of the road for approximately a mile until you drop down and the property will be seen on the right hand side as identified by the Agents for sale board.

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

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