

*Delightful 3-bed semi detached home in rural location. Set within large Grounds. Oakford Nr Aberaeron/New Quay, West Wales.*



**Crudyrwel, Mydroilyn, Near Oakford, Aberaeron, Ceredigion. SA48 7RD.**

**£295,000**

**R/5129/ID**

**\*\* Most attractive 3 Bedroom semi-detached home \*\* Delightful living accommodation full of character \*\* Set within large plot \*\* Countryside views towards Cardigan Bay \*\* Modern Kitchen and Bathroom \*\* uPVC windows throughout \*\* Feature garden with patio and entertainment space overlooking the adjoining countryside towards the coast \*\* New tarmac driveway \*\* New oil boiler installation \*\* A high quality offering in a sought after location which must be viewed to be appreciated \*\* NO ONWARD CHAIN \*\***

The property is situated on the fringes of the rural village of Mydroilyn being in close proximity to the villages of Llanarth, Ffos y Ffin and Aberaeron with its comprehensive range of shopping and schooling facilities, places of worship, community health centre, traditional high street offerings, Georgian Harbour, local cafes, bars and restaurants. The larger towns of Lampeter and Aberystwyth are equidistant 30 minutes drive from the property.



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## GROUND FLOOR

### Front Porch

5' 5" x 4' 6" (1.65m x 1.37m). Accessed via recently installed composite door, side window, laminate wood effect flooring, access into -



### Dining Room

14' 8" x 10' 1" (4.47m x 3.07m) with window to front, feature stone fireplace and surround, side window seats, space for 6+ person dining table, wood effect laminate flooring, stairs to First Floor, open plan into -



### Kitchen

14' 3" x 9' 8" (4.34m x 2.95m) with a range of cream base units (Shaker style) with oak worktop, 1½ stainless steel sink and drainer with mixer tap, double oven and grill, electric hobs, tiled splashback, solid fuel Rayburn (which can be used for heating only) wood effect laminate flooring, vertical radiator, steps down into -





### Utility Room

With a range of cream base units (Shaker style), oak worktop, plumbing for washing machine, space for tumble dryer and American fridge/freezer, side window, access to -



### Ground Floor Shower Room

5' 6" x 5' 2" (1.68m x 1.57m) with enclosed corner shower unit, single wash hand basin on vanity unit, WC, side airing cupboard, wood effect laminate flooring.



### Study

5' 7" x 9' 6" (1.70m x 2.90m) with window and views overlooking the adjoining countryside, wood effect laminate flooring, radiator and access to:



### Rear Porch

5' 5" x 5' 9" (1.65m x 1.75m) with uPVC door to garden, wood effect laminate flooring, cloak area with seating.



### Lounge

12' 9" x 18' 6" (3.89m x 5.64m). Accessed from the side of the dining room, a large family living space with feature multi fuel burner on slate hearth within a stone surround, engineered oak flooring, patio door to garden with countryside views, windows to front and side, exposed beams to ceiling, multiple sockets, electric radiator.



## FIRST FLOOR

### Landing

Rear window, access to Loft.

### Bathroom

8' 4" x 6' 8" (2.54m x 2.03m). A modern white bathroom suite including 'P' shaped bath with shower over, single wash hand basin on vanity unit, WC, heated towel rail, wood effect laminate flooring, rear window with countryside views.



## Inner Landing

Inner landing area with access to:

### Front Bedroom 1

10' 1" x 14' 2" (3.07m x 4.32m). Double bedroom, 2 x windows to front, multiple sockets, views over the adjoining woodland.



### Front Bedroom 2

8' 2" x 12' 9" (2.49m x 3.89m). Double bedroom, window to front, radiator, multiple sockets, fitted cupboards, views over the adjoining woodland.



### Rear Bedroom 3

8' 1" x 12' 7" (2.46m x 3.84m). Double bedroom, rear window with views over the countryside towards the coast, multiple sockets, radiator, fitted cupboards.





## EXTERNALLY

### To the front

The property is approached from the adjoining country lane into a new tarmac forecourt with ample space for 2+ vehicles to park with footpath access to the front door and side footpath leading to:



### Outbuilding

7' 9" x 13' 2" (2.36m x 4.01m) of block construction with concrete base, numerous work benches and shelving, multiple sockets. Side uPVC pedestrian door.  
Please note there is no front door.



### Rear Garden

Patio extending from the back door to decking area and patio doors from the Lounge enjoying a wonderful aspect over the adjoining countryside. Stone steps leading to a lawned garden area which follows on to a private lower patio/entertainment space currently being redesigned but fully orientated to maximise the wonderful outlook and enjoy the privacy of the setting.

All boundaries are well established made up of part fencing and mature planting.





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.

### Services

The property benefits from mains water and electricity. Private drainage. Oil central heating (new external oil boiler fitted).

Tenure : Freehold.

Council Tax Band C (Ceredigion County Council).

### VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

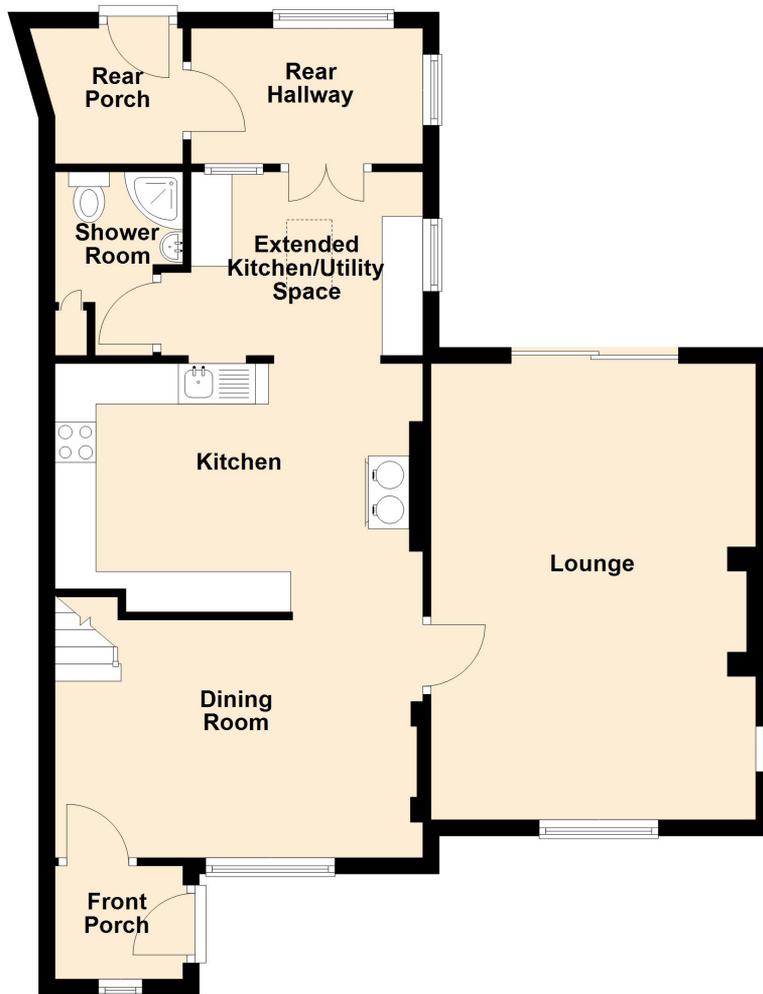
All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat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

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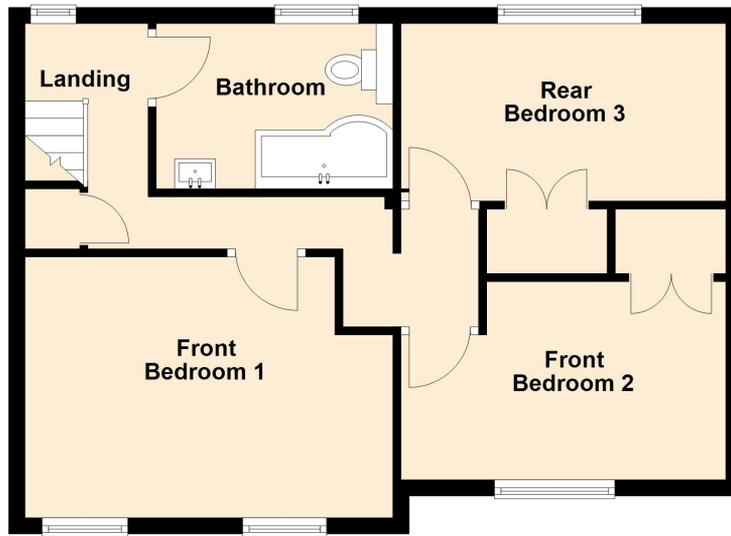
### MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate

### Ground Floor



**First Floor**



## MATERIAL INFORMATION

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**Council Tax:** Band C

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.

**EPC Rating:** D (62)

**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?** No



### Directions

Travelling south west from Aberaeron on the A487, proceed through the villages of Ffos y Ffin and Llwyncelyn. On leaving Llwyncelyn proceed for 1 mile passing the Moody Cow restaurant on your left and taking the next left hand turning signposted Mydroilyn. Turn up along this road and proceed for approximately 2 miles until you reach Bardsey View Caravan Park, take the next immediate left hand exit. Proceed along this quiet country lane passing the return junction back to Mydroilyn, continue for another ½ mile, as you rise up the hill onto level area of road the property is located on the left hand side.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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