

A most charming deceptively spacious 3 bedroom semi-detached cottage. Located in the popular semi-rural village of Mydroilyn. Near New Quay/Aberaeron. West Wales.



Ty Ffynnon Mydroilyn, Lampeter, Ceredigion. SA48 7QY.

£235,000

R/4115/ID

**** A deceptively spacious quaint and characterful 3 bedroom cottage ** Deceptively spacious accommodation ** Recently refurbished to a high standard ** Popular semi-rural village location being only 5 miles from the heritage Cardigan Bay coastline ** Double glazing throughout ** Oil fired central heating ** Attractive low maintenance grounds ** Summerhouse and storage shed ** Must be seen to be appreciated ****

The property comprises of entrance porch, open plan lounge/dining room, rear hallway kitchen. First floor - 3 double bedrooms and bathroom.

The property is situated in the semi-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. Only 5 miles from the seaside village of New Quay with its sandy beaches and coves. The larger towns of Lampeter and Aberystwyth are equidistant 30 minutes drive from the property



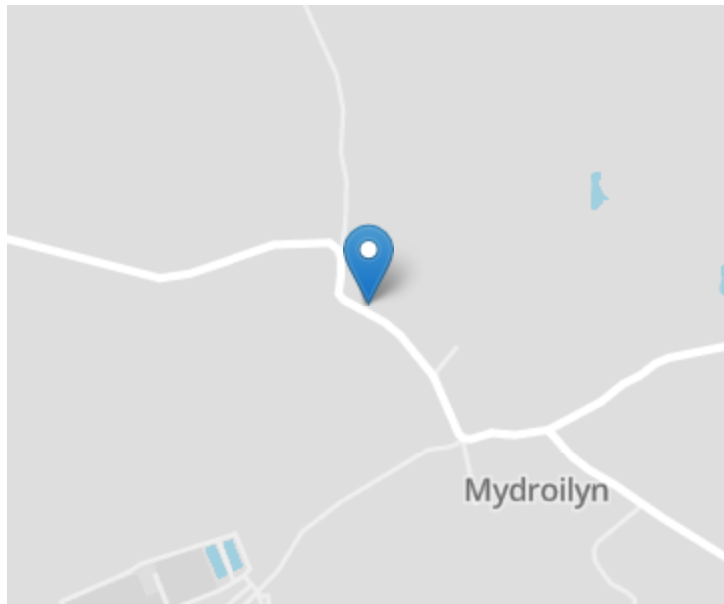
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ACCOMMODATION

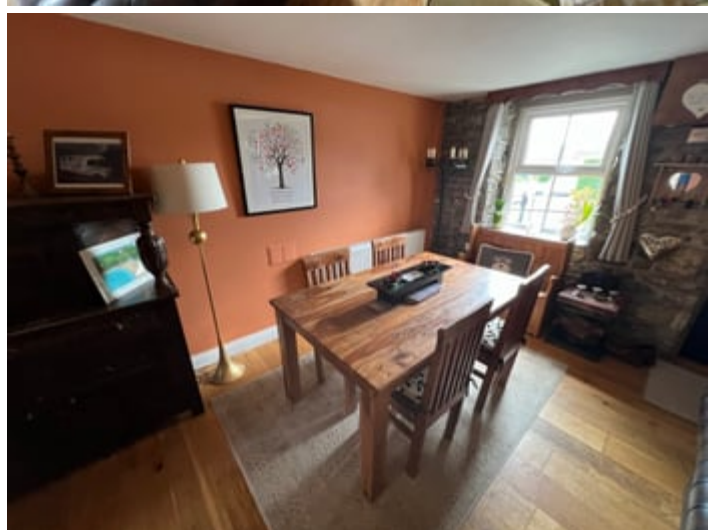
Entrance Porch

Via recently installed composite door with glazed door into:



Open Plan Lounge/Dining Room

21' 3" x 13' 11" (6.48m x 4.24m) a spacious room with multi-fuel stove on a slate hearth with attractive stone wall behind and oak mantle above, 2 double glazed window to front with slate sills, engineered oak flooring, TV point, space for 6 persons dining table.





Rear Hallway

7' 1" x 8' 2" (2.16m x 2.49m) with half glazed uPVC external door, stairs rising to first floor, understairs storage cupboard.



Kitchen

14' 8" x 9' 8" (4.47m x 2.95m) comprising of oak fronted base and wall cupboard units with Formica working surfaces above, Belfast sink with mixer tap, electric cooking range with 4 ring electric hob and cooker hood over, tiled splash back, plumbing for automatic washing machine, central heating radiator, oil fired central heating boiler.



FIRST FLOOR

Landing

Via staircase from first floor, access hatch to loft.

Rear Bedroom 1

15' 7" x 9' 10" (4.75m x 3.00m) with double glazed window to rear, central heating radiator.



Bathroom

6' 1" x 7' 1" (1.85m x 2.16m) a recently installed white suite comprising of a panelled bath with main shower above, pedestal wash hand basin, dual flush WC, frosted window to side, ½ tiled walls, tiled flooring, storage cupboard, heated towel rail, extractor fan.



Front Bedroom 2



10' 1" x 9' 7" (3.07m x 2.92m) with double glazed window to front, central heating radiator.



Front Bedroom 3

10' 0" x 9' 1" (3.05m x 2.77m) with double glazed window to front, central heating radiator.



EXTERNALLY

To Rear

Recently landscaped rear garden and grounds including patio area laid to slabs, timber summerhouse with front decking area making a lovely seating area, further terraced garden with slate steps leading up to:



Store Shed



of stone construction under a slate roof.

To Front

Attractive enclosed forecourt.



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 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

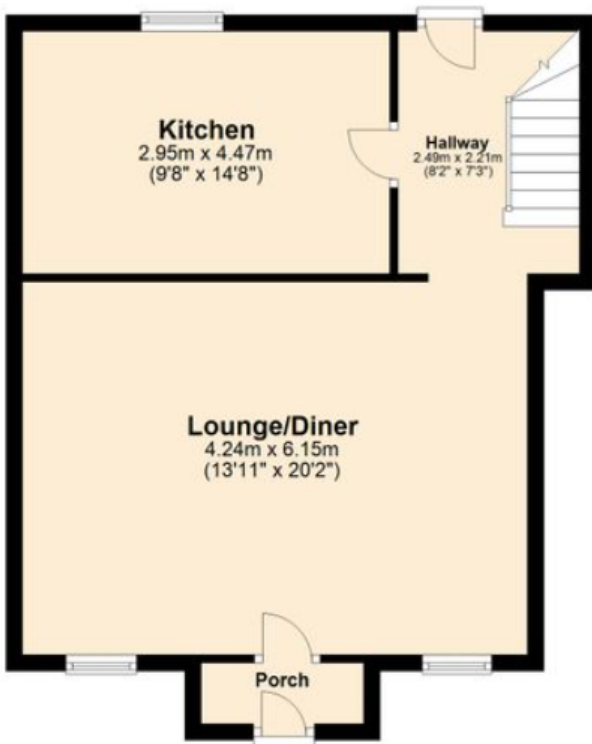
Services - Mains water, electricity and drainage. Oil fired central heating.

Tenure - Freehold.

Council Tax Band - C.

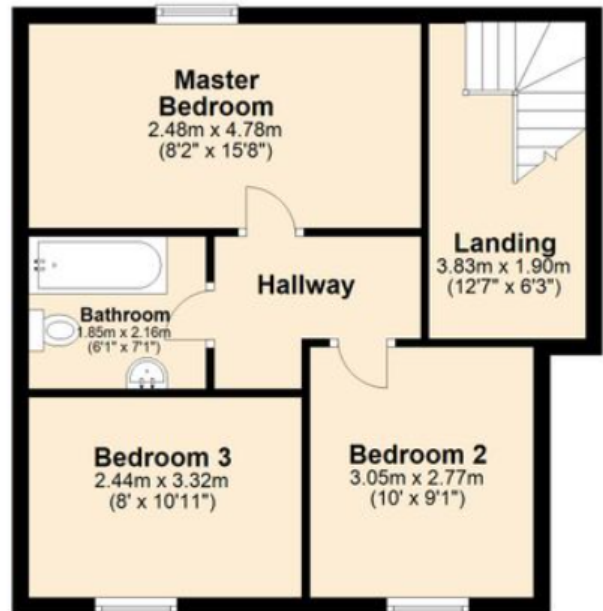
Ground Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



First Floor


Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 92.6 sq. metres (997.1 sq. feet)

Directions

From Aberaeron, proceed south-west through the villages of Ffos y Ffin and Llwynceilyn. On leaving Llwynceilyn proceed 1 mile passing the Moody Cow restaurant on the left hand side and take the next left hand turning signposted Mydroilyn. Proceed along this road for approximately 2 miles until you reach the Bardsey View caravan park. Continue along this road for approximately 1 mile and you will see the property as you drop down the hill as one of the first properties on the left hand side as identified by the Agents for sale board opposite the Gilfach public house.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this beautiful property, contact us:

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