

A delightful 2 bed Park Home. Nestled in the beautiful Welsh countryside. Near Mydroilyn - West Wales.



Cartref Tawel, Mydroilyn, Near Aberaeron, Ceredigion. SA48 7RW.

£160,000

Ref R/4344/ID

****A most delightful 2 bed Park Home****Nestled in the lovely West Wales countryside**Glorious views as far as the eye can see**Spacious gardens and grounds**Double Glazing and Oil Fired Central Heating**A unique opportunity!**Ample private parking**Only 15 minutes drive to the popular coastal towns of New Quay and Aberaeron**

The property comprises of Kitchen/Dining Room, Lounge, Utility, 2 Double Bedrooms and Bathroom.

The property is situated rurally yet not remote being on the fringes of the village of Mydroilyn with its active community hall and public house. The nearby village of Llanarth offers a good range of local amenities and services. The Cardigan Bay coastline at New Quay and Aberaeron with their wider range of services and renowned restaurants are within 15 minutes drive of the property. The University towns of Aberystwyth, Lampeter and Cardigan are all within a 35 minute drive.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GROUND FLOOR

Kitchen/Dining Room

20' 0" x 9' 5" (6.10m x 2.87m) into bay window with superb county views to front, via glazed uPVC door to side with range of fitted base and wall cupboard units with Formica working surfaces above, inset 1½ drainer sink, eye level De'longhi electric oven and grill, 4 ring electric hob, space for fridge freezer, tiled splash-back, double glazed window to side, plumbing for slim line dishwasher, space for 6 seater dining table, central heating radiator. Door into -



Lounge

10' 9" x 18' 5" (3.28m x 5.61m) into bay window to front with lovely country views, central heating radiator, double glazed window to side, TV point.



Hallway

8' 4" x 7' 0" (2.54m x 2.13m). Door into cloak cupboard and cupboard housing the oil fired Worcester boiler.

Side Porch / Utility Area

3' 9" x 9' 7" (1.14m x 2.92m) half glazed uPVC door to front, plumbing for automatic washing machine and outlet for tumble dryer, central heating radiator, half tiled walls, tiled flooring, frosted window to side.



Rear Double Bedroom 1

9' 6" x 11' 0" (2.90m x 3.35m) with double glazed window to side, central heating radiator.



Rear Double Bedroom 2

11' 0" x 9' 6" (3.35m x 2.90m) with double glazed window to rear, central heating radiator, fitted wardrobes.



EXTERNALLY

To the front

The property sits within a spacious plot.

To the front provides private parking for 2-3 cars and a gravelled driveway.



To the side

Raised lawn area with many mature hedgerows, flowers and trees, patio area providing a lovely seating area and access path to both sides.

In all a lovely rural setting.



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

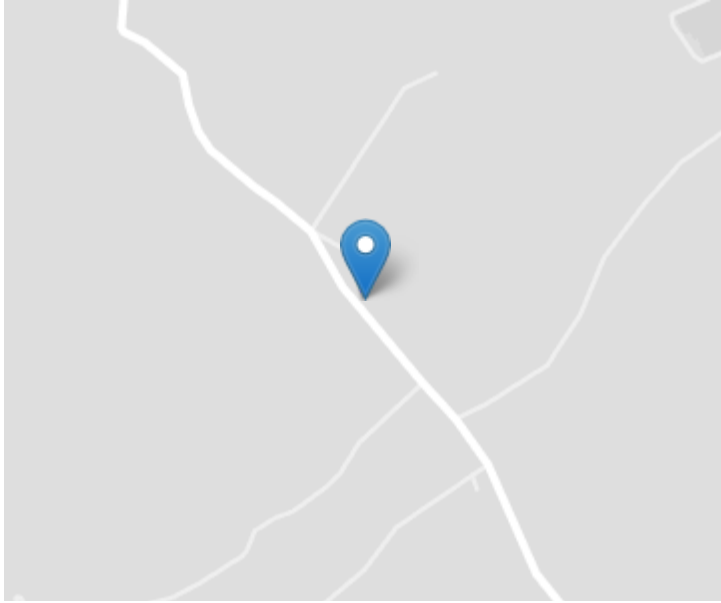
The property is of Freehold Tenure.

Services

The property benefits from mains water, electricity. Shared septic tank (for 2 properties).

Council Tax Band A (Ceredigion county Council).





Directions

Travelling from the main A487 coast road south west from Aberaeron towards Cardigan. Proceed through the villages of Ffosyffin and Llwyneclyn to the next crossroads with steel railings, turn left sign posted Mydroilyn. Follow the course of the road straight on until you approach Bardsey View Caravan Park. Take the next right and then first left and carry straight on for about half a mile and you will see Cartref Tawel on your right hand side.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]

