

Traditional 13 ACRE smallholding. Outskirts of the popular semi rural village of Mydroilyn Near Aberaeron - West Wales.



Penrhiw, Mydroilyn, Nr Aberaeron, Ceredigion. SA48 7QZ.

£450,000

REF A/5377/ID

****A most attractive traditional 13 ACRE Smallholding**Detached 2 bed character cottage**Located on the edge of the popular semi rural village of Mydroilyn**Only a 10 minute drive from the Cardigan Bay coastline at New Quay and Aberaeron**Range of useful outbuildings**Double Glazing and Oil Fired Central Heating**Lovely rural outlook**Good quality productive pasture paddocks****

The property comprises of a kitchen/dining room, lounge, 2 double bedrooms, rear entrance porch, bathroom.

The property is situated on the fringes of the popular village of Mydroilyn with its active community hall and public house. The nearby village of Llanarth offers a good level of local amenities and services and the Cardigan Bay coastline at New Quay and Aberaeron with a wider range of services and renowned restaurants is within a 10 minute drive of the property. The University towns of Lampeter and Aberystwyth together with the Market town of Cardigan are all within a 30 minutes drive.



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THE ACCOMMODATION

Kitchen/Dining Room

13' 6" x 11' 7" (4.11m x 3.53m) via half glazed hardwood door, range of fitted base and wall cupboard units with formica working surfaces above, stainless steel drainer sink, 4 ring electric hob with pull out extractor fan, electric oven, oil fired rayburn for domestic hot water and heating, tiled flooring, double glazed window to side. Doorway into -



Lounge

13' 6" x 13' 2" (4.11m x 4.01m) with open fireplace with brick surround, slate hearth, double glazed window to both sides, central heating radiator.





Double Bedroom 1

9' 6" x 9' 2" (2.90m x 2.79m) with double glazed window to side, central heating radiator.



Double Bedroom 2

8' 9" x 13' 3" (2.67m x 4.04m) with double glazed window to both sides, central heating radiator, loft hatch.



Rear Entrance Porch

5' 9" x 5' 0" (1.75m x 1.52m) with hardwood glazed exterior door, central heating radiator, access into the large airing

cupboard housing the hot water tank, central heating radiator and shelving.



Bathroom

10' 9" x 16' 2" (3.28m x 4.93m) having a three piece white suite comprising of a panelled bath with Heatstone electric shower above, low level flush w.c. pedestal wash hand basin, tiled flooring and tiled walls, frosted window to rear, central heating radiator.



EXTERNALLY

The Gardens and Grounds.

The property benefits from a lovely garden, mostly laid to lawn with mature flowers and hedgerows with concrete path to both sides.



TRADITIONAL FARMSTEAD

Concrete driveway with several useful outbuildings which include -



Store Room

8' 3" x 9' 4" (2.51m x 2.84m)

The Old Smithy (Yr Hen Efail)

18' 0" x 15' 0" (5.49m x 4.57m) of stone and slate construction under a slate roof, double doors to front, power connected and prime for conversion (Subject to planning).



Lean To

10' 2" x 18' 0" (3.10m x 5.49m) of corrugated metal frame.

Dutch Barn 1 & Lean To

30' 0" x 10' 0" (9.14m x 3.05m) of block construction.

Former Dairy Parlour (Yr Hen Beudy)

20' 4" x 16' 6" (6.20m x 5.03m).



Cow Shed

17' 5" x 10' 5" (5.31m x 3.17m)

Dutch Barn 2

38' 6" x 23' 9" (11.73m x 7.24m) of corrugated iron sheeting.



Lean To

15' 2" x 15' 7" (4.62m x 4.75m)

THE LAND

The land amounts to some 13 ACRES or just over and is split into 5 paddocks being mostly early growing productive pasture paddocks. Please note -Two of the paddocks on the other side of the road.





Services

The property benefits from mains water and electricity. Private Drainage to septic tank. Oil fired central heating to rayburn.

Council Tax Band - TBC. (Ceredigion County Council).

MONEY LAUNDERING

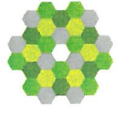
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

TENURE

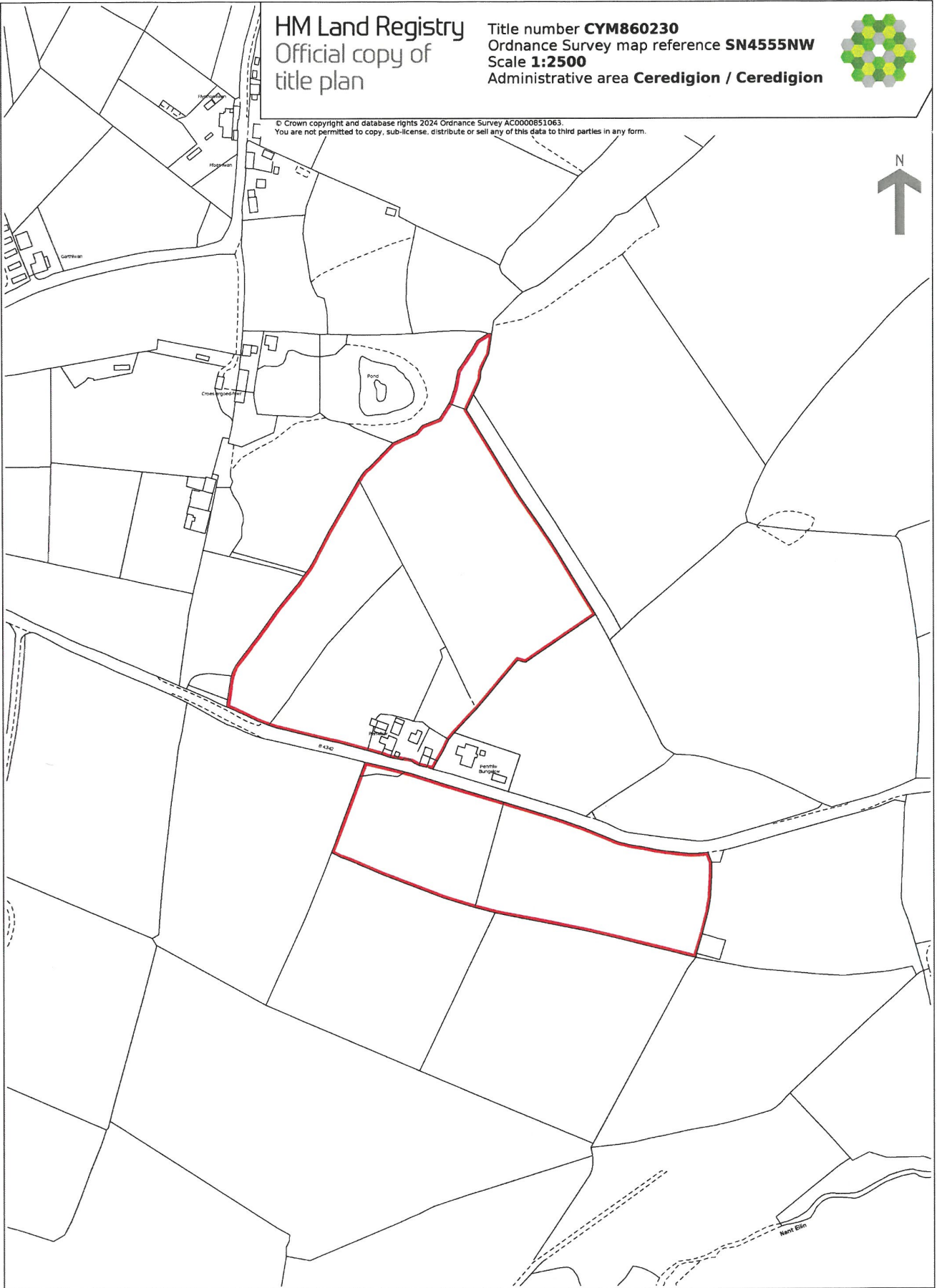
The property is of Freehold Tenure.

HM Land Registry
Official copy of
title plan

Title number **CYM860230**
Ordnance Survey map reference **SN4555NW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**

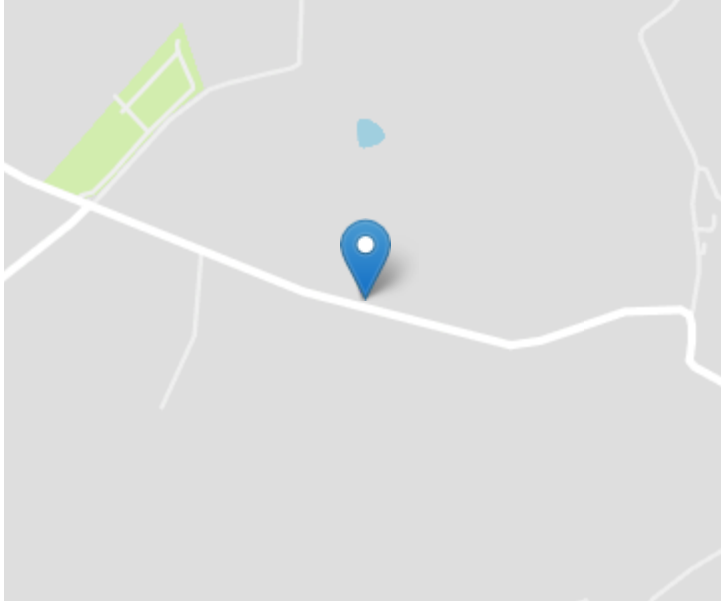


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**FOR IDENTIFICATION
PURPOSES ONLY**

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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 2 miles, passing Bardsey View Caravan Site, continue down hill and the property will be seen as the first property on your left hand side.

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

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