

Attractive and individual detached Country Property set in 3.5 Acres or thereabouts with 4 bed house. Cardigan Bay Coastal Region - West Wales.



Brynawelon, Mydroilyn, Near Aberaeron, Ceredigion. SA48 7QU.

£520,000

Ref A/4944/DD

****Attractive rural smallholding set in 3.5 Acres**Quiet yet not remote, amidst rolling hills and countryside**Outstanding Views**15 minutes drive Cardigan Bay Coast at New Quay and Aberaeron**An individual detached well proportioned 4 bed Dwelling**Garage**General Purpose Outbuilding**2 Pasture paddocks****

The accommodation would be complimented by some general cosmetic upgrading and currently provides Rec Hall, Downstairs Cloak Room and w.c. Study/Home office, Good Sized Kitchen/Breakfast Room, Spacious Lounge with patio doors and woodburning stove. To the First Floor - Large Landing Area with door to outside balcony, 3 Double Bedrooms, Bathroom with shower and w.c.

Nicely tucked away in rural surroundings yet on the edge of the popular village community of Mydroilyn which lies less than 5 miles from the Cardigan Bay coast at the popular seaside resort and fishing village of New Quay and an equi-distance to the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy reach of the



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GROUND FLOOR

Covered Front Entrance

leads to front entrance door.



Entrance Hall

With central heating radiator and new hardwood panelled entrance door with glazed side panel.



Cloak Room

With low level flush toilet, pedestal wash hand basin, central heating radiator.



Rear Study/Office/Potential Bedroom/Play Room

9' 3" x 7' 6" (2.82m x 2.29m) with rear aspect window and adjoining cloakroom.



Large Kitchen/Breakfast Room

23' 5" x 13' 4" (7.14m x 4.06m) with laminate flooring, 2 central heating radiators, rear aspect windows, side exterior

door.

The kitchen area is fitted with a range of floor and wall units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, integrated stainless steel oven and ceramic hob unit, breakfast bar and under stairs storage cupboard.



Utility Room

10' 0" x 6' 2" (3.05m x 1.88m) New rear aspect window and upvc entrance door. Appliance space with plumbing for automatic washing machine, stainless steel sink unit.

Spacious Front Lounge/Dining Room

25' 3" x 16' 8" (7.70m x 5.08m) a light and airy room with front aspect window and patio doors to forecourt. A Villager woodburning stove with back boiler for domestic hot water set in an attractive stone feature fireplace with matching chimney breast and display niches. Stairs leads to first floor.

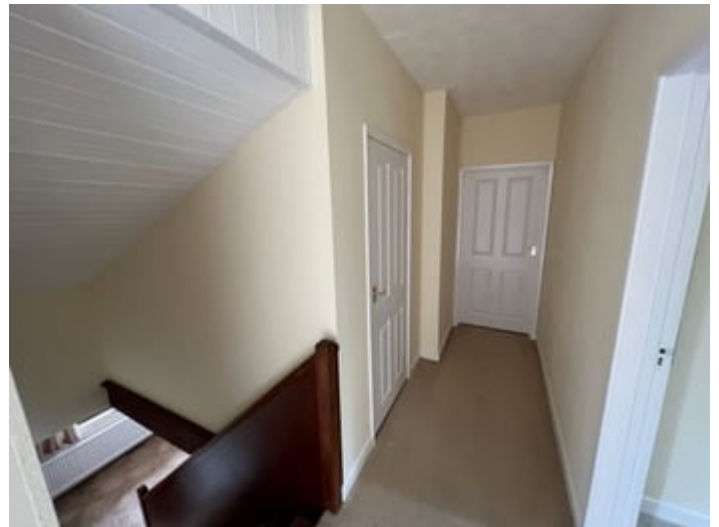




FIRST FLOOR

Large Landing Area

25' 0" x 16' 0" (7.62m x 4.88m) Also new upvc entrance door to Also door to - Outside Balcony/flat roof over entrance.



Walk in Loft Room

25' 0" x 16' 0" (7.62m x 4.88m) window to gable end, potential for further accommodation.



Double Bedroom 1

13' 4" x 13' 1" (4.06m x 3.99m) with central heating radiator, rear aspect window, range of built in wardrobes. 2 x vanity units with wash hand basin.



Bathroom

9' 8" x 7' 6" (2.95m x 2.29m) with a modern white suite providing bath, wash hand basin and toilet, tiled shower cubicle, central heating radiator.



Double Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m) with central heating radiator, rear aspect window.



Double Bedroom 3

14' 1" x 10' 3" (4.29m x 3.12m) with front aspect window, delightful far reaching views, built in wardrobes.



EXTERNALLY

The property is approached via its own private concreted and double gated entrance drive to a hard core surfaced yard with ample turning and parking space for several vehicles.



Integral Garage

17' 0" x 10' 7" (5.18m x 3.23m) Housing the oil fired central heating boiler.

Detached General Purpose Building

Which currently provides Workshop Area 30' x 30' with electricity connected and double door access.

Adjacent Garage

20' 0" x 11' 0" (6.10m x 3.35m)

Rear Lean To Store Shed

11' 0" x 10' 0" (3.35m x 3.05m) .



The Grounds

To the front of the house is a large pasture paddock with post and rail fencing, undulating to level in nature with a track therethrough to a lower paddock area.

All laid down to pasture.





MONEY LAUNDERING REGULATIONS

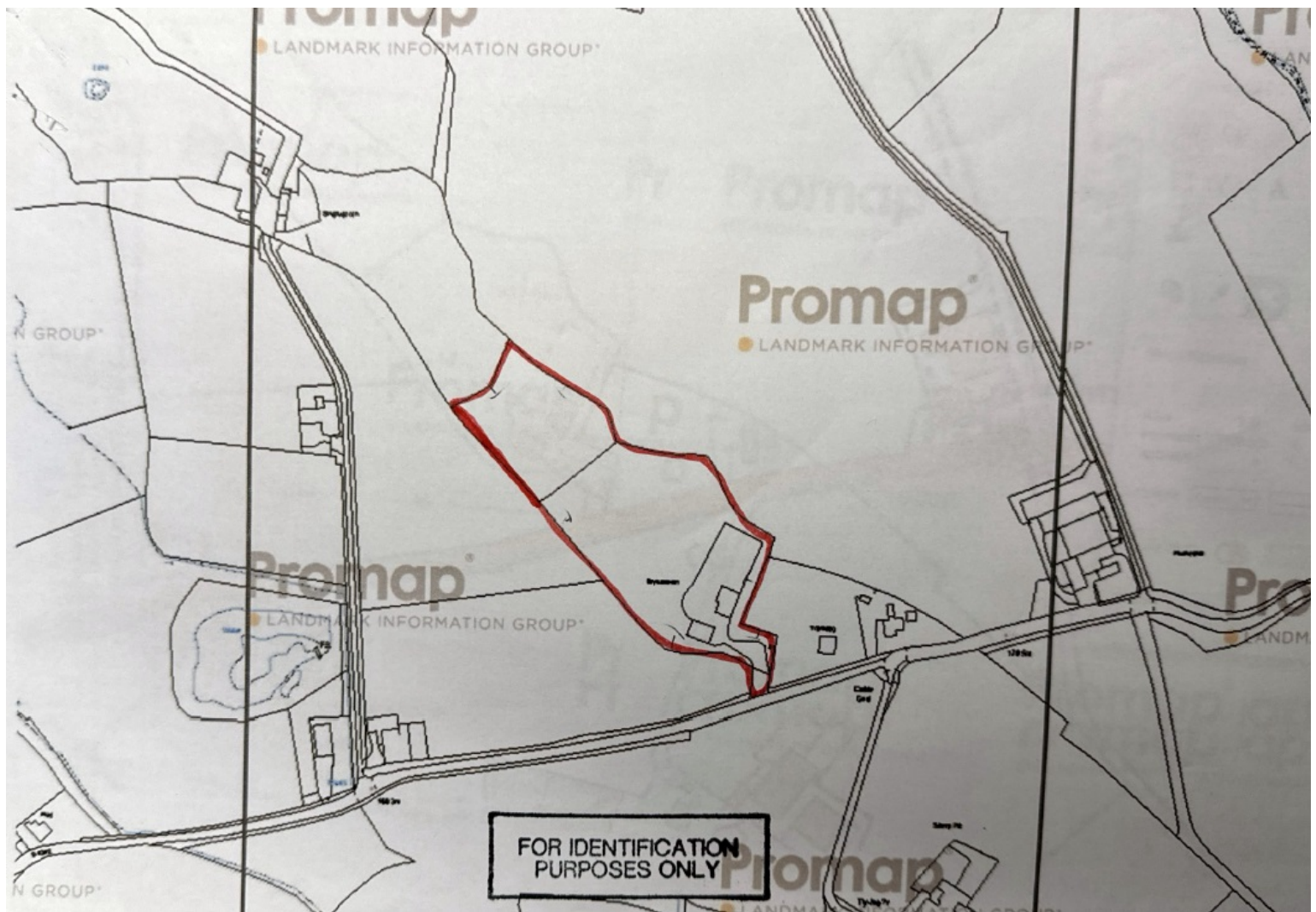
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

Services

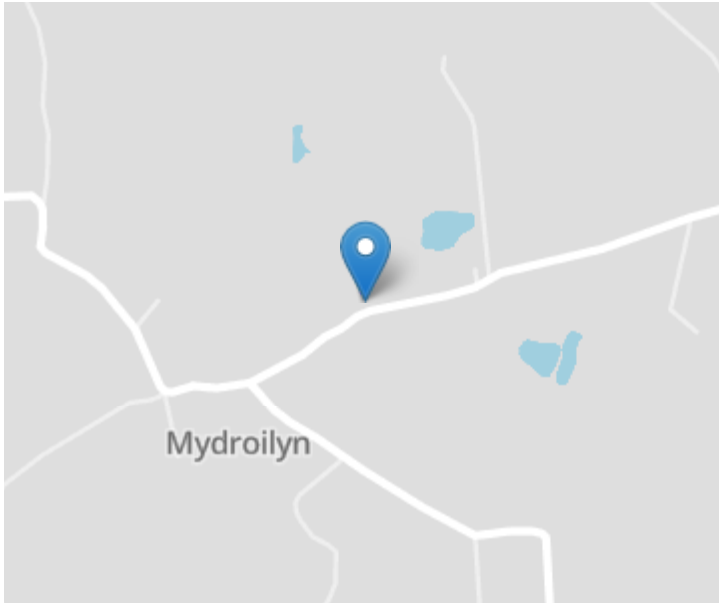
Mains Electricity and Water. Private Drainage. Oil Fired Central Heating. Telephone subject to transfer regulations.

Tenure : Freehold

Council Tax Band : F




FOR IDENTIFICATION
PURPOSES ONLY



Directions

From Aberaeron proceed South West on the A487 coast road through the villages of Ffosyffin and Llwynnelyn onto the next crossroads and turn left onto the Mydroilyn road. Follow the course of the road into the village of Mydroilyn. Drive down through the village passing the village pub on the right hand side. At the bottom of the hill turn left near the church, cross over river bridge then bear left (do not turn right at chapel). As you proceed up this road you will pass bungalows on the left hand side then a large detached white house, then a stone cottage set back off the road. Keep on this road and you will then come to a left hand turning which is a farm type track but again carry straight on for another 300 yards and you will see a concealed entrance on the left hand side leading to this property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 property please contact :

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