

Unique renovation opportunity! 7.5 Acre Smallholding located within the popular village of Mydroilyn. Near Aberaeron / New Quay - West Wales.



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

£250,000

Ref A/5599/ID

****INCREDIBLE AND UNIQUE RENOVATION PROJECT WITH MASS POTENTIAL ! **7.5 Acre smallholding**3-4 bed farmhouse**Located on the edge of the popular semi rural village of Mydroilyn**Only a 10 minute drive to the popular coastal resorts of Aberaeron and New Quay**Rarely does an opportunity like this arise**Further land available subject to further negotiation****

The farmhouse comprises of entrance hall, dining room, lounge, kitchen, downstairs bathroom. First floor - 4 bedrooms.

The property is nicely tucked away in rural surroundings on the edge of the popular village community of Mydroilyn, less than 5 miles from the Cardigan Bay coast at the popular seaside resort of New Quay and equi distant to the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. The property is also within an easy reach of the larger towns of Cardigan, Aberystwyth and Lampeter.



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CARMARTHEN
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LOT 1

PLAS has been vacant for some years now and is in need of complete restoration. However, it gives the right purchaser immense potential to bring back what once was a lovely holding.

GROUND FLOOR

Entrance Hall



14' 6" x 5' 8" (4.42m x 1.73m) stairs to first floor. Door into -

Reception Room 1 / Dining Room



8' 6" x 15' 1" (2.59m x 4.60m) with window to front, tiled fireplace.

Lounge



12' 3" x 15' 0" (3.73m x 4.57m) with multi fuel stove, tiled hearth, window to front.

Kitchen



8' 6" x 12' 2" (2.59m x 3.71m) with a range of cupboard units, oil fired boiler, stainless steel sink.



Bathroom



8' 6" x 5' 6" (2.59m x 1.68m) having a 3 piece suite comprising of panelled bath, low level flush w.c. pedestal wash hand basin.

FIRST FLOOR

Landing



10' 8" x 7' 7" (3.25m x 2.31m) with airing cupboard.

Double Bedroom 1



17' 4" x 8' 7" (5.28m x 2.62m) window to front.

Double Bedroom 2



14' 8" x 7' 7" (4.47m x 2.31m) window to rear.



Double Bedroom 3



11' 6" x 9' 0" (3.51m x 2.74m) with double glazed window to front.

Bedroom 4 / Box Room



6' 0" x 7' 7" (1.83m x 2.31m) with window to front.

EXTERNALLY

To the Front



The property is approached from a county c class road onto the driveway with private parking for 3-4 cars.

The Grounds



Immediately surrounding the property is overgrown grounds with a variety of trees etc.

The Land



The land amounts to some 7.5 acres or thereabouts, is in need of work but has good potential.

The land is separated into four pasture paddocks and borders the river Mydyr.

LOT 2



There is an additional 13 acres of land on the other side of the road with separate access that can be purchased with or separately to Plas and is laid over four pasture paddocks being



fully fenced, again with the land needing work.

Available by separate negotiation with a guide price of £90,000-£100,000.



LOT 3 -



DUTCH BARN -

To the front of the house is a dilapidated Dutch Barn which may have potential for planning (subject to the necessary planning permissions) -

Can be sold as a separate Lot or can be sold together.

Guide price - £40,000 - £50,000.

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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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

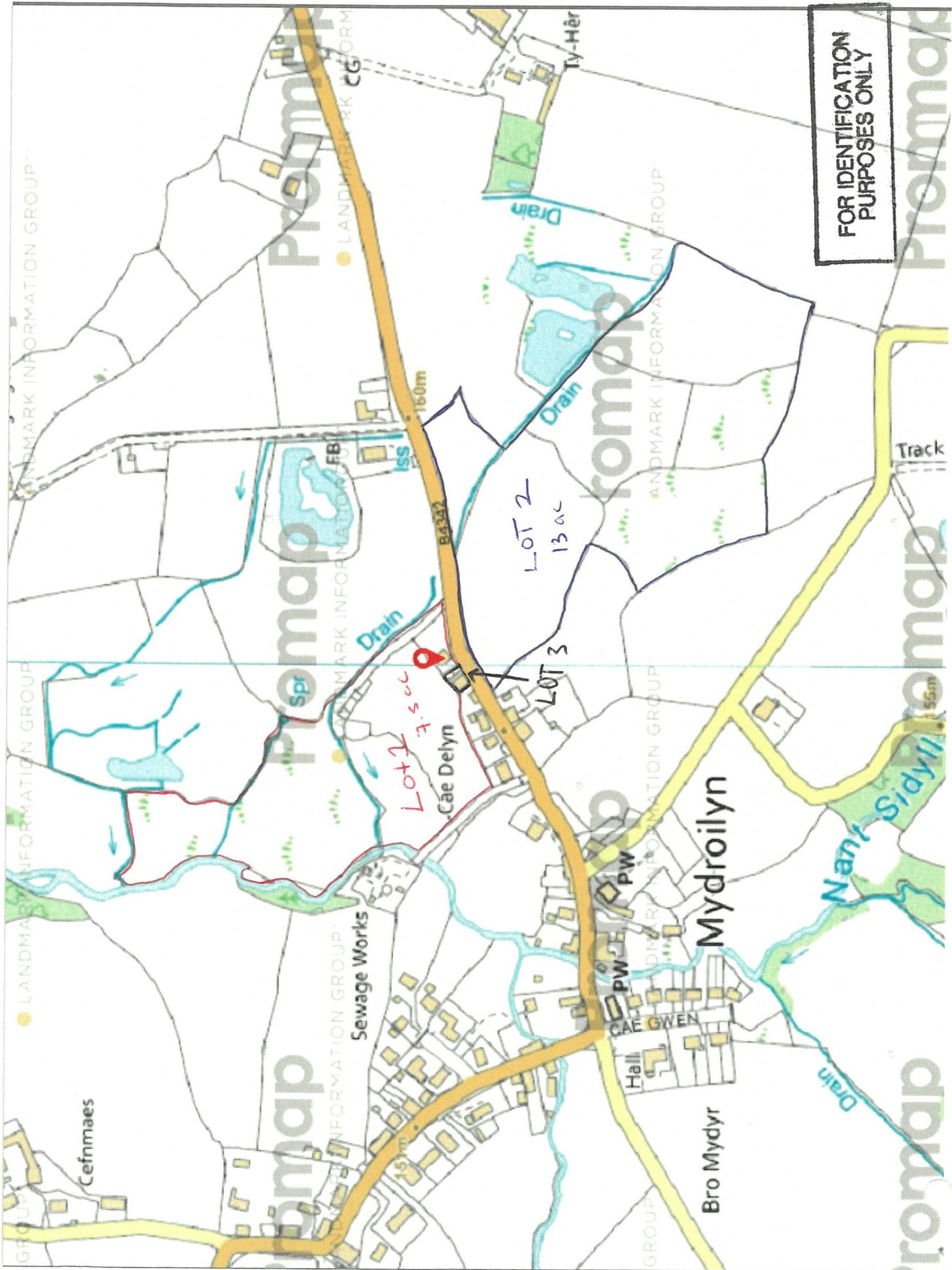
To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from mains water and electricity. Private drainage to septic tank. Oil fired central heating system.

Council Tax Authority - (Ceredigion County Council).

Tenure - Freehold.



FOR IDENTIFICATION PURPOSES ONLY

LANDMARK INFORMATION GROUP

Cefnmaes

Sewage Works

Cae Delyn

LOT 2
13 ac

LOT 3

Lot 1
7.5 ac

160m

150m

PW

PW

Hall

Cae Gwen

Mydroilyn

Bro Mydyr

Nant Sidiyll
150m

Track

Ty-Hêr

Drain

Drain

Spr

FB

ISS

B3342

B3341

Promap

Promap

Promap

Promap

Promap

Promap

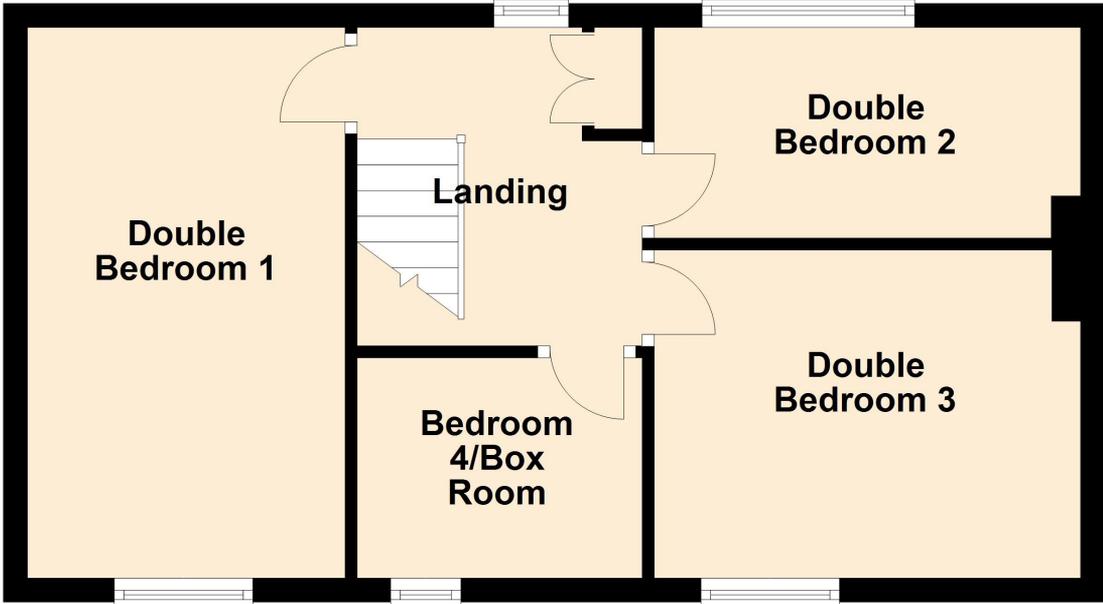
Promap

Promap

Ground Floor



First Floor



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: F (29)

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

From Aberaeron proceed south west on the A487 coast road through the villages of Ffosyffin and Llwynnelyn onto next crossroads, turn left onto the B4342 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 and at the bottom of the hill, turn left near the church. Cross over the river bridge and bear left. As you proceed up this road you will pass bungalows on your left hand side, then a large white detached white house and the property will be the next property on the left hand side, just set back off the road.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	29	
(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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