

*A most attractive and individually designed country smallholding set in 1.5 Acres or thereabouts.  
Cardigan Bay Coastal Region - West Wales.*



**Cwmyrafon Mydroilyn, Near Aberaeron, Ceredigion. SA47 0QT.**

**£325,000 Guide Price**

**Ref A/5266/ID**

**\*\* TO BE SOLD BY ON-LINE AUCTION \*\*** AUCTION GUIDE PRICE: £325,000. This Auction will be held by our Joint Auctioneers, Auction House Wales, [www.auctionhouse.co.uk/southwales](http://www.auctionhouse.co.uk/southwales) \*\* Bidding will open at 12 Noon on Monday 28th July 2025 and will run until 12 Noon Wednesday 30th July 2025\*\*

**\*\*A real country GEM!\*\*** A most attractive rural smallholding set in 1.5 ACRES\*\*Deceptively spacious 4 bed (En Suite) accommodation\*\*Range of useful outbuildings\*\*Semi-rural location\*\*Quiet yet not remote\*\*Double glazing and gas fired central heating\*\*Only a 15 minute drive from the Cardigan Bay coast at New Quay and Aberaeron\*\*An increasingly rare opportunity\*\*

The accommodation provides Ent Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Office, Utility Room, Downstairs w.c. First Floor - 4 Double Bedrooms (1 En Suite), Family Bathroom.



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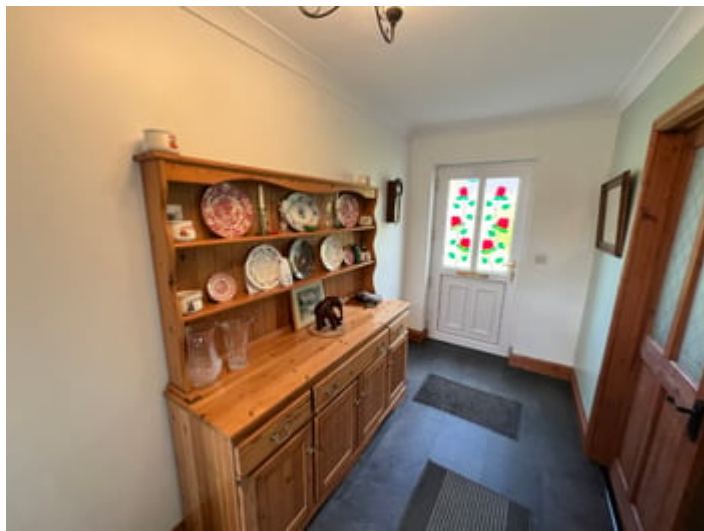


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## GROUND FLOOR

### Entrance Hall and Passageway

15' 0" x 20' 5" (4.57m x 6.22m) via half glazed upvc door with stained glass inset, central heating radiator, stairs to first floor, slate effect laminate flooring, double doors into -



### Lounge/Dining Room

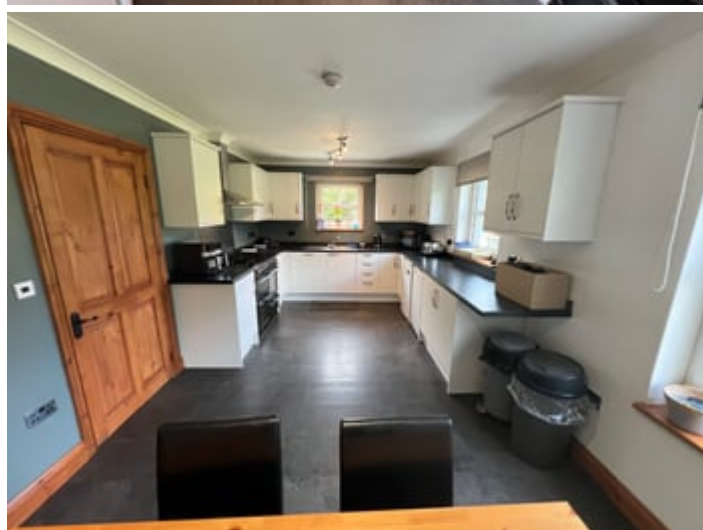
23' 3" x 14' 4" (7.09m x 4.37m) a spacious family room with double glazed window to front, glazed patio doors to side, central heating radiator, fireplace with ornate surround, space for 8 seater dining table, multiple sockets, wood effect laminate flooring, TV point.





### Kitchen/Breakfast Room

10' 4" x 20' 2" (3.15m x 6.15m) with gloss white base and wall cupboard units with formica working surfaces above, FLAVEL 100 electric double range oven with 8 ring gas hob above, stainless steel splash back and cooker hood, inset stainless steel drainer sink, space for fridge freezer, dual aspect windows to front and side, slate effect laminate flooring, integrated dishwasher, space for 8 seater dining table, TV point, central heating radiator.



## Boiler Room

Accessed off the passageway housing the Valiant LPG Gas boiler and hot water cylinder.

## Office/Study

7' 9" x 10' 7" (2.36m x 3.23m) with double glazed window to rear, slate effect laminate flooring, multiple sockets.



## Utility Room

7' 8" x 8' 5" (2.34m x 2.57m) with a range of base and wall cupboard units, stainless steel drainer sink, plumbing for automatic washing machine, outlet for tumble dryer, door into -



## Downstairs w.c.

5' 0" x 3' 8" (1.52m x 1.12m) with low level flush w.c. pedestal wash hand basin, extractor fan.



## FIRST FLOOR

### Landing

17' 0" x 11' 8" (5.18m x 3.56m) with double glazed unit to rear, central heating radiator. Door into -



### Master Bedroom 1

15' 0" x 14' 5" (4.57m x 4.39m) A large room with double glazed window to front, central heating radiator, door into walk in Dressing Room measuring 7'7" x 6'1" with double glazed window to rear. TV point.





### En Suite Bathroom

7' 7" x 7' 9" (2.31m x 2.36m) a 4 piece White suite comprising of an enclosed shower unit with mains shower above, panelled bath with hot and cold taps, pedestal wash hand basin, low level flush w.c. pvc lined walls, central heating radiator, extractor fan, frosted window to side.



### Front Double Bedroom 2

13' 5" x 11' 4" (4.09m x 3.45m) with 2 double glazed windows to front, central heating radiator, multiple sockets. TV point.



### Front Double Bedroom 3

12' 5" x 11' 4" (3.78m x 3.45m) with double glazed window to front, central heating radiator, multiple sockets, TV point.



### Rear Double Bedroom 4

11' 0" x 10' 5" (3.35m x 3.17m) with double glazed window to rear overlooking garden and land, central heating radiator, multiple sockets. TV point.



### Family Bathroom

7' 7" x 8' 5" (2.31m x 2.57m) a white suite comprising of a panelled bath with hot and cold taps, corner shower unit with mains shower above, pedestal wash hand basin, low level flush w.c frosted window to rear, tiled walls, extractor fan, central heating radiator, linoleum flooring.



## EXTERNALLY

### To the Front.

A large feature of this property is its commodious gardens and grounds .

To the front is a gated gravelled driveway with ample parking and turning space for several vehicles.

Front lawned area with dwarf walls with attractive shrub beds to boundaries.



### To the Side

A spacious lawned garden area being private with mature hedging to boundaries.



### To the Rear

The property is intersected by a small stream which makes a lovely feature.

Polytunnel - 3m x 8m (9' 10" x 26' 3") . Also Tomato House.

Raised vegetable beds and a further area has been left to wildlife.





### **Timber Shed**

17' 0" x 17' 5" (5.18m x 5.31m) with electricity connected.

### **Storage Container**

7' 5" x 18' 9" (2.26m x 5.71m).

### **Dutch Barn and Lean to**

40' 0" x 31' 0" (12.19m x 9.45m) of timber construction with steel double doors with corrugated sheets with power connected, strip lights, mezzanine store space. Double doors to side.



## The Paddock

A sloping paddock measuring approximately an acre bound by stock proof fencing and having a field shelter 10' x 15' of timber construction under a corrugated roof.



## 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.

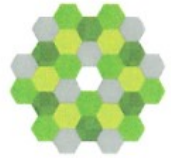
## Services

The property benefits from Mains Water and Electricity. Private Drainage to septic tank.

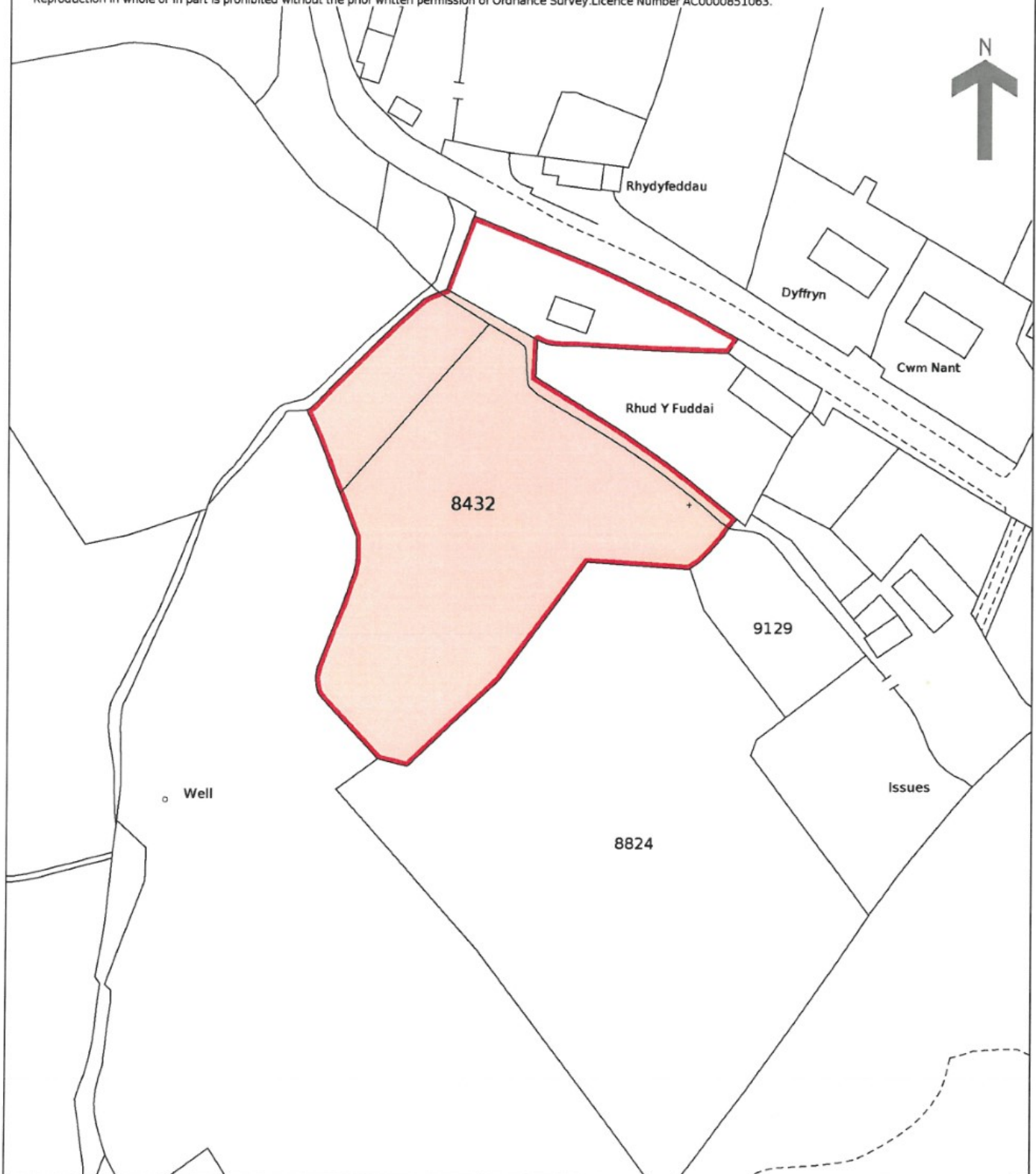
Council Tax Band - F (Ceredigion County Council)

HM Land Registry  
Official copy of  
title plan

Title number **CYM163446**  
Ordnance Survey map reference **SN4356SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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FOR IDENTIFICATION  
PURPOSES ONLY

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Mae'r copï swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (75)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

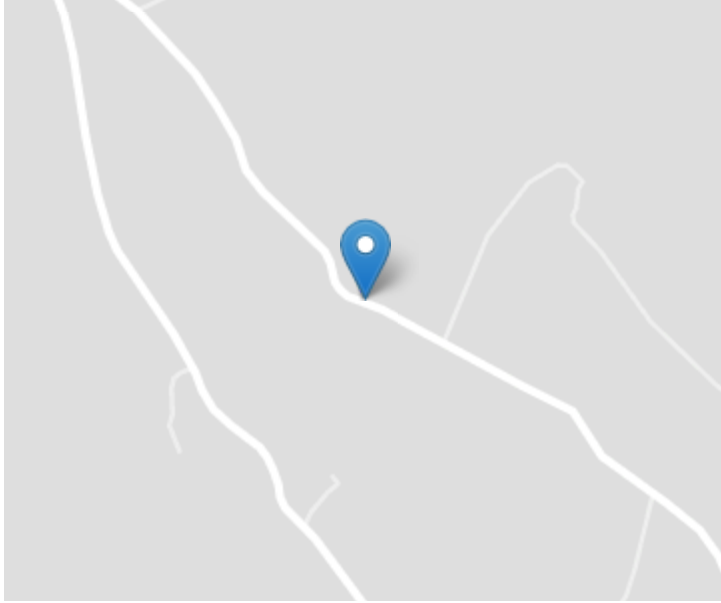
**Any risk of coastal erosion?** No

**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 Llwynneclyn onto the next crossroads and turn left onto the Mydroilyn road. Follow the course of the road for approximately a mile until you drop down and the property will be seen on the right hand side as identified by the Agents for sale board.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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