

*A most delightful sympathetically restored 2 bedroom former smithy, full of charm and character.
Located in the popular rural village of Mydroilyn, Near Aberaeron/New Quay.*



The Smithy Mydroilyn, Nr Aberaeron, Ceredigion. SA48 7QY.

£295,000

Ref R/5109/ID

A most delightful and sympathetically renovated former smithyCharacterful 2 bed accommodation**Located in the popular rural village of Mydroilyn**Only 5 miles from the heritage Cardigan Bay Coastline**Recently installed kitchen and bathroom suite**Insulated office/workshop**River boundary**Cottage style garden**Forecourt for parking**20 PV solar panels**LPG Central heating**

The property comprises of character sitting room, kitchen/dining room, utility room, downstairs toilet. First floor - 2 double bedrooms and modern shower room.

Located within the popular rural village community of Mydroilyn, some 5 miles inland from the Ceredigion heritage coastline at the Georgian harbour town of Aberaeron and the popular coastal resort and seaside fishing village of New Quay. Only 9 miles from the University town of Lampeter and within an easy travelling distance to the larger marketing and amenity centers of Aberystwyth and Cardigan.



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AGENTS COMMENTS

The placing of The Smithy on the market provides prospective purchasers with an opportunity to acquire a most attractive and well appointed restored former smithy.

The accommodation is full of character and charm having been sympathetically restored some 15 years ago. More recently the current vendors has invested significantly in a new kitchen, bathroom suite, extension which includes a utility area and downstairs toilet with electric underfloor heating, good quality internal oak doors, 20 PV solar panels, new facias, soffits and gutters, woodgrain effect uPVC windows and doors.

The Smithy is a real country gem and deserves an internal viewing to be fully appreciated.

The accommodation provides as follows -

GROUND FLOOR

Character Sitting Room

16' 5" x 14' 9" (5.00m x 4.50m) via a uPVC wood grain effect stable type entrance door, open fireplace housing a highly efficient log burning stove on a slate hearth, exposed stone wall, exposed beams, small feature window, 5'8" glazed patio door to rear, double glazed window to front, bespoke oak staircase to first floor, 2 central heating radiators. Archway into -





Kitchen/Dining Room

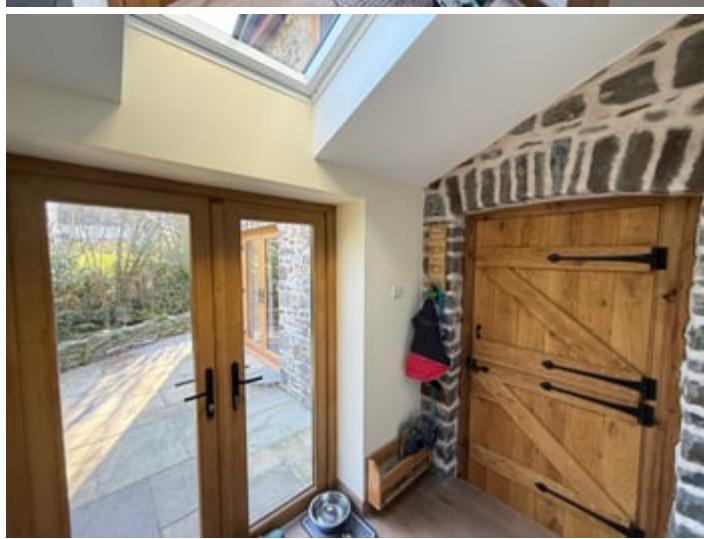
8' 8" x 15' 7" (2.64m x 4.75m) having a recently installed kitchen comprising of a range of modern base and wall cupboard units with compact resin working surfaces above and upstand, 4 ring LPG hob with pull out extractor, Samsung electric oven, stainless steel drainer sink with mixer tap above, space for American fridge freezer, integrated dishwasher and washing machine, larder cupboard. Space for 4 seater dining table. Spot lights to ceiling and oak stable door into -





Recently Constructed Utility Area

10' 2" x 7' 5" (3.10m x 2.26m) with fitted cupboard units with working surfaces above, wood effect tiled flooring, Velux window and 5' patio doors to side to bring in an abundance of natural light. Oak door into -



Downstairs WC.

6' 6" x 2' 8" (1.98m x 0.81m) With low level flush WC with vanity unit with inset wash hand basin, wood effect tiled flooring, frosted window to rear, spot lights to ceiling.



FIRST FLOOR

Central Landing

8' 9" x 6' 0" (2.67m x 1.83m) via bespokely made oak staircase, hatch to loft being fully insulated and boarded. Doors into -



Principal Bedroom 1

8' 9" x 14' 5" (2.67m x 4.39m) an impressive room with vaulted ceiling with exposed 'A' frame beams, exposed stone wall, oak flooring, double glazed window to front and rear, tv

point.



Double Bedroom 2

9' 9" x 8' 8" (2.97m x 2.64m) double glazed window to front, oak flooring, central heating radiator built in cupboard.



Modern Shower Room

15' 8" x 6' 6" (4.78m x 1.98m) recently installed suite comprising of a large enclosed shower unit with rainfall shower and pull out head above, concealed taps, free standing vanity unit with inset wash hand basin, tall storage cupboard, dual flush WC vertical heated towel rail, spot lights to ceiling, airing cupboard housing central heating radiator.





EXTERNALLY

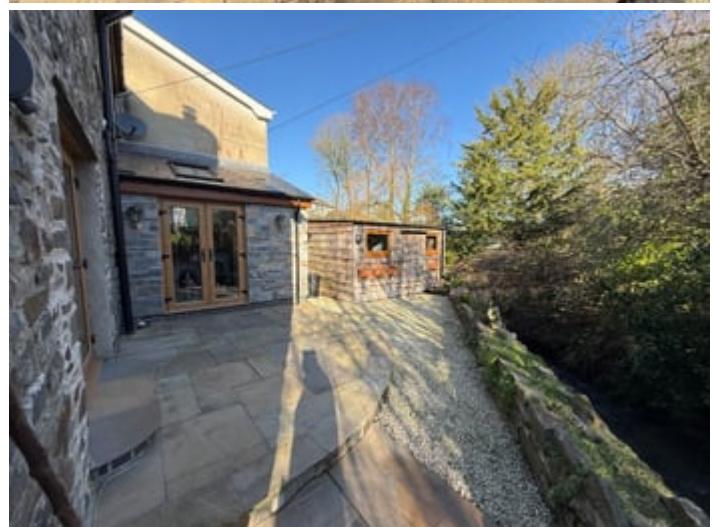
To the Front

A pull in tarmac forecourt area for 1-2 cars. Side access leading to the rear.



To the Rear

A most attractive and pleasant rear cottage style garden mostly laid to patio slabs for ease of maintenance, flower and shrub borders.





To the Side

An attractive, gently flowing river forming the lower boundary on the south side.

Woodstore.



Workshop/Office

10' 0" x 14' 0" (3.05m x 4.27m) Recently constructed, being fully insulated of timber construction under a box profile roof, perfect for those looking for a home office/workshop and currently being used as a dog grooming room with water and power connected.



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

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

We are advised the property benefits from mains water, electricity and drainage, LPG Central heating and 10 PV solar panels.

Council Tax Band - C (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Private.

Heating Sources: Gas. Solar. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

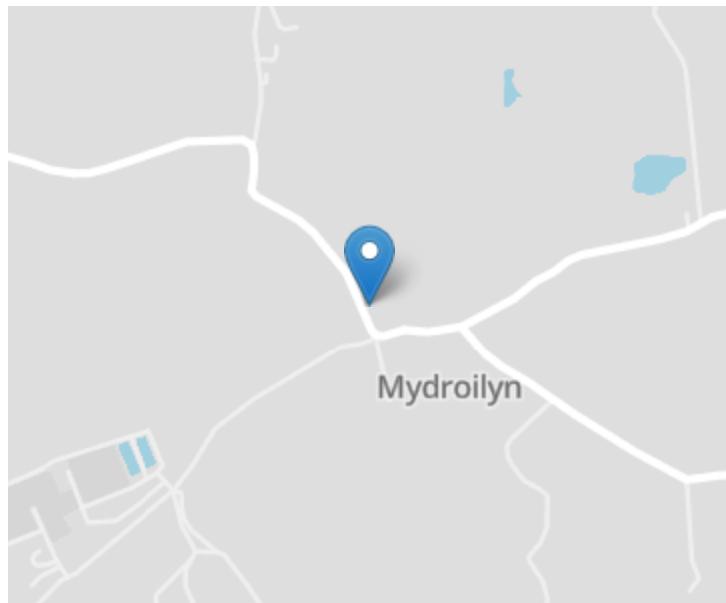
Any risk of coastal erosion? No

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 take the A487 coast road south west towards Cardigan. Proceed through the villages of Ffosyffin and Llwyncelyn to next crossroads before Llanarth. Turn left onto the B4342 Mydroilyn road. Follow this road for some 2 miles into the village of Mydroilyn. Drive down through the village passing a public house on the right hand side and as you reach the bottom of the hill, just before the river bridge you will see the cottage on the left hand side.

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

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