

Attention First Time Buyers. Attention Investors. 4/5 Bed Dwelling. Mydroilyn. Nr Aberaeron/New Quay. West Wales.



Ardwyn Mydroilyn, Near Aberaeron, Ceredigion. SA48 7QY.

£197,000

Ref R/4316/RD

**** Attention First Time Buyers ** Attention Investors ** Attractive 4/5 Bed Dwelling ** Private rear Garden and parking space ** Modern Kitchen and Bathroom ** Spacious accommodation ** Original character features
** Overlooking village ** Large rear Garden ** A great opportunity for a First Time Buyer ****

**** MUST BE VIEWED TO BE APPRECIATED ****

The property is situated within the rural village of Mydroilyn being some 10 minutes drive from Aberaeron and New Quay on the Cardigan Bay coastline. Mydroilyn offers a public house and places of worship with the nearby village of Llanarth offering primary school, post office and petrol station, public houses and excellent public transport connectivity.



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Entrance Hallway



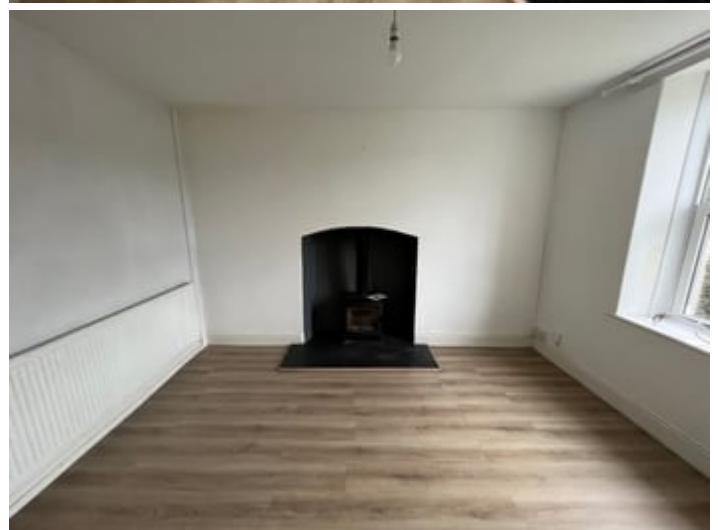
4' 4" x 8' 8" (1.32m x 2.64m) Accessed via composite door, tongue and groove panelling to walls, wood effect flooring.

Ground Floor Bedroom 1



9' 6" x 13' 4" (2.90m x 4.06m) Double Bedroom, window to front, multiple sockets, radiator.

Lounge



10' 4" x 11' 9" (3.15m x 3.58m) Accessed from the Entrance Hallway with feature log burner on slate hearth, window to front overlooking front Garden and village, radiator, multiple sockets, wood effect flooring, BT point.

Dining Room



12' 10" x 9' 8" (3.91m x 2.95m) With space for 4+ persons dining table, side window, rear door to Garden and parking space, airing cupboard, radiator, multiple sockets, open plan into:

Kitchen



8' 5" x 10' 9" (2.57m x 3.28m) With a modern range of light grey base and wall units with Formica worktop, stainless steel sink and drainer with mixer tap, Beko electric oven and grill, Beko electric hobs with extractor over, rear window to Garden, plumbing for washing machine, under larder space for fridge, wood effect flooring, radiator, understairs cupboard.

First Floor

Landing



Via original staircase with tongue and groove panelling to ceiling and walls, access to loft.

Front Bedroom 2



9' 8" x 12' 2" (2.95m x 3.71m) Double Bedroom, window to front enjoying views over the village, tongue and groove panelling to ceiling, radiator, multiple sockets.

Front Bedroom 3/Box Room/Study



6' 0" x 7' 9" (1.83m x 2.36m) Window to front overlooking village, radiator, electric socket, BT point.

Front Bedroom 4



8' 6" x 13' 9" (2.59m x 4.19m) Double Bedroom, window to front enjoying views over the village, multiple sockets, radiator, tongue and groove panelling to ceiling.

Rear Bedroom 5



8' 9" x 8' 8" (2.67m x 2.64m) Rear window to Garden, multiple sockets, radiator.

Family Bathroom



10' 6" x 10' 5" (3.20m x 3.17m) Modern white bathroom suite including panelled bath with shower over, WC, single wash hand basin, side airing cupboard, radiator, tongue and groove panelling to ceiling, wood effect vinyl flooring, rear window to Garden.

External

To Front

The property sits in an elevated position overlooking the village with side parking area and footpath leading to the front Garden and entrance to the property.



To Rear

Excellent Garden laid to lawn enjoying an elevated position with great scope and rear parking space.

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.

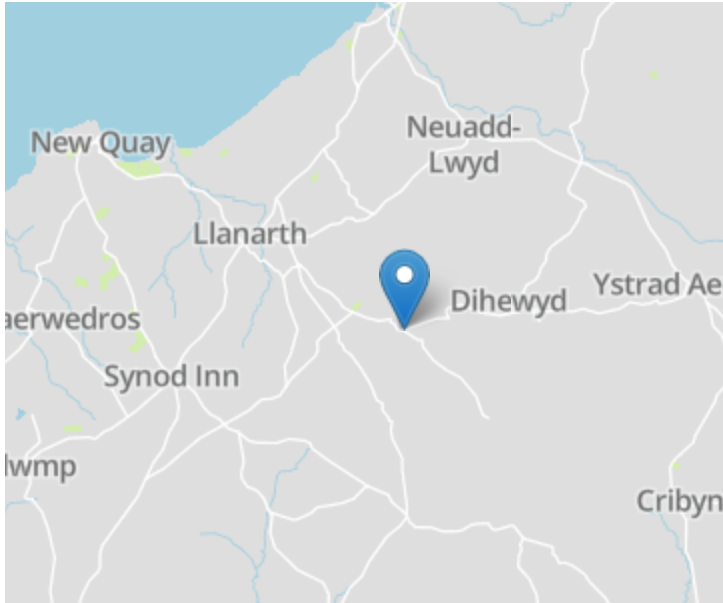
TENURE

The property is of Freehold Tenure.

Services

We are advised the property benefits from mains water, electricity and drainage. Oil central heating.

Council tax band C.



Directions

From Aberaeron proceed south west on the A487 coast road through the villages of Ffos y Ffin and Llwyncelyn and at the next cross roads turn left signposted B434 Mydroilyn road. Follow this road until the village of Mydroilyn, drive down into the village, bear left in front of the church crossing over the river bridge and proceed for another 100 yards and Ardwyn is located on the right hand side at the junction as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(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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