

*Attention 1st time buyers! Spacious 3 bedroom semi-detached home. Mydroilyn, near Aberaeron/New Quay. West Wales.*



**2 Cae Gwen, Bro Mydyr, Mydroilyn, Nr Aberaeron, Ceredigion. SA48 7AH.**

**£257,000**

**R/4266/RD**

**\*\* Attention 1st time buyers \*\* Spacious 3 bedroom home \*\* Ideal 1st time buyer opportunity \*\* Tastefully decorated, refurbished in recent times \*\* Modern Wren kitchen with no expense spared on fixtures and fittings \*\* Split level 3-storey home \*\* Cinema room and ground floor entertainment space \*\* Private off-road parking \*\* Lower garden area with stream boundary \*\* A convenient and popular village location \*\* Well presented and immaculately maintained \*\***

**\*\* AN IMPRESSIVE OFFERING TO THE MARKETPLACE - A GREAT OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated within the village of Mydroilyn, being some 10 minutes drive from the Cardigan Bay coastline at New Quay and Aberaeron. The village offers active community hall and public house. The nearby village of Llanarth offers primary school, village shop and post office, petrol station, public house, places of worship and good public transport connectivity along the A487 coast road. The property lies equidistant 30 minutes drive from the larger centres of Aberystwyth and Cardigan.



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## GENERAL

An impressive 3 bed family home.

An ideal opportunity for those seeking to get onto the housing ladder for the 1st time or those looking to step up!!

The property has been refurbished to an impressive standard with no expense spared on fixtures and fittings including high quality Wren kitchen, living and dining space on the ground floor, with the lower floor providing additional living space but currently used as a cinema room and entertainment area with custom made bar and patio doors to garden.

To the first floor are 3 double bedrooms with modern bathroom facilities.

The property sits within a large plot on a popular development on the edge of Mydroilyn.

A GREAT OPPORTUNITY NOT TO BE MISSED.

## ACCOMMODATION

### Entrance Hallway

3' 8" x 11' 3" (1.12m x 3.43m) via glass door to front, wood effect flooring, multiple sockets, radiator.



### WC

3' 3" x 7' 1" (0.99m x 2.16m) WC, single wash hand basin, radiator, side window, wood effect flooring.



### Kitchen

12' 9" x 16' 6" (3.89m x 5.03m) custom made Wren dark green range of base and wall units, marble effect worktop, 1½ sink and drainer with mixer tap, ceramic hobs with

extractor over, Zanussi double oven and grill, wood effect flooring, radiator, understairs/pantry, fitted fridge freezer, spotlights to ceiling, window to front, integrated washing machine. Open plan into:



### Sitting Room/Dining Room

9' 5" x 16' 5" (2.87m x 5.00m) with space for large corner sofa or 6+ persons dining table, glass doors to juliet balcony overlooking garden, radiator, part panelled walls, multiple sockets, open staircase leading down to:



## LOWER GROUND FLOOR

### Lower Ground Floor

9' 3" x 16' 4" (2.82m x 4.98m) currently used as an entertainment space but has potential for additional bedroom or a sitting room area with rear patio door to garden, custom made bar housing worktop, fridge, tumble dryer and housing oil boiler. Open plan into:



### Cinema Room

16' 3" x 4' 6" (4.95m x 1.37m) currently a cinema room but also has potential for sitting room with feature bio-ethanol fire and wall mounted TV space, spotlights to ceiling, wood effect flooring, multiple sockets.



## FIRST FLOOR

### Landing

With access to loft, radiator, airing cupboard.



### Bathroom

6' 5" x 6' 5" (1.96m x 1.96m) a modern white suite including panelled bath with shower over, dual flush WC, single wash hand basin, radiator, fully tiled walls, rear window, tiled flooring.



### Rear Bedroom 1

9' 9" x 9' 4" (2.97m x 2.84m) double bedroom, currently used as a dressing room, radiator, multiple sockets, rear window to garden.



### Front Bedroom 2

8' 6" x 14' 5" (2.59m x 4.39m) a luxurious double bedroom with window to front, part panelled walls, multiple sockets, radiator.



### Front Bedroom 3

12' 1" x 7' 5" (3.68m x 2.26m) double bedroom, window to front, multiple sockets, radiator, part panelled walls.



**Lower Garden Area**

With extending patio from the entertainment space and with the garden predominantly laid to lawn with stream boundary to rear.

**EXTERNAL**

**To Front**

The property is approached from the adjoining estate road into a tarmacadam front forecourt with space for 3+ vehicles to park with access to the front door and steps down to:





## **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**

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

Tenure - freehold.

Council tax band D.



### Directions

On entering the village of Mydroilyn proceed down to the bottom of the hill crossing over the bridge and at the corner take the 2nd right hand turning onto Cae Gwen. Proceed into the estate and the property is the 2nd on the left 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>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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