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**Rhoslwyn Mydroilyn, Lampeter, Ceredigion, SA48 7RW**

**Asking Price £345,000**

A recently refurbished detached country bungalow offering spacious, well proportioned 4 bedroom accommodation with an ensuite shower room to the first floor. The property benefits from uPVC double glazing, LPG central heating, large gardens with polytunnel and attached garage/workshop.

The property is situated on a generous plot of approximately 0.25 of an acre close to the village of Mydroilyn, 5 miles inland from the popular coastal resort of New Quay and 6 miles from the Georgian harbour town of Aberaeron.

## Location



The property is well positioned in rural surroundings in an attractive, peaceful location on the side of a quiet country lane, close to the village of Mydroilyn where a public house, village hall and places of worship can be found. Mydroilyn is located 5 miles inland from the West Wales Heritage Coastline and the popular seaside town of New Quay renowned for its sandy beaches and picturesque harbour. 6 miles north along the coastal path towards Aberystwyth is the charming Georgian town of Aberaeron which boasts a number of fine dining establishments, contemporary bars and eclectic shops. The National Trust Estate of Llanerchaeron is just 5 miles away where you can enjoy beautiful countryside walks through the woods, across fields or along the riverside.

## Description



The property is a dormer style bungalow offering spacious accommodation which has been tastefully refurbished. Built of traditional construction with rendered elevations, the property benefits from LPG fired central heating, uPVC double glazing and is well positioned in a spacious plot with an attached garage/workshop. A notable feature of this property is its various garden areas including a rear lawned garden overlooking open fields, an established vegetable and flower growing area with fruit trees, raised beds and a useful polytunnel. The property also has an ample driveway with parking for up to 6 cars.

The property offers the following accommodation:

## Front Porch

With timber effect flooring

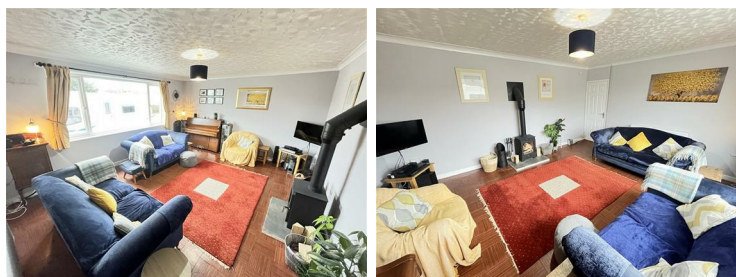
## Hallway



With tiled floor, stairs to first floor, doors to spacious cloak cupboards. Radiators.

## Lounge

16'5 x 14' (5.00m x 4.27m)



A welcoming room with woodburning stove on a slate hearth with radiator and large front window, recently installed oak effect flooring

## Kitchen/Dining Room

16'6 x 14' (5.03m x 4.27m)



A good sized room with oak effect flooring, recently installed fitted kitchen units incorporating single drainage sink unit, integrated dishwasher and fridge with freezer compartment, dual fuel Belling LPG/electric range (optional) with cooker hood over, wall mounted boiler and access to good sized cupboards and radiator.

## Utility Room

7'8 x 6' (2.34m x 1.83m)

Tiled floor, plumbing for automatic washing machine, fridge/freezer space and fitted units.

### Rear Porch/boot room

With rear entrance door and fitted units with timber effect floor.

### Inner Hall

With storage cupboard off and doors to:

### Bathroom



Recently refurbished with a modern suite having part tiled and part pine-clad walls, panelled bath with shower over and fitted screen, toilet, wash handbasin and heated towel rail.

### Bedroom 1

14' x 10' (4.27m x 3.05m)



Built-in wardrobes, radiator and front window.

### Bedroom 2

14' x 11' (4.27m x 3.35m)



Front window and radiator.

### Rear Bedroom 3

12'7 x 14' (max) (3.84m x 4.27m (max))



Rear window and radiator.

### Landing

Stairs to loft area with landing, door to storage room with part boarded floor.

### Bedroom 4

20'3 x 11'3 (6.17m x 3.43m)

With fitted storage cupboards, radiator and Velux roof window. The vendors have recently installed a new ensuite shower room in this bedroom.

## Ensuite Shower Room



With walk-in shower cubicle, toilet, wash handbasin with vanity unit and heated towel rail.

## Lawned Areas



## Externally



The property is approached by a recessed gated entrance on to the front concreted driveway and is situated within mature gardens and grounds with a lawned area backing onto open fields, and a productive fruit and vegetable garden with a polytunnel.

## Polytunnel



## Gardens



## Attached Garage

21'3 x 10'4 (6.48m x 3.15m)



Accessed via double opening doors. Currently used as a workshop with fitted workbenches.

## Garden room/workshop

To the rear of the garage is a separate room used as a garden room with fitted cupboards.

### **Directions**

The property is best approached from Aberaeron taking the A487 south, continue through the village of Llwyncelyn, after approximately 1 mile take a left hand turning on to the Mydroilyn roadway and continue along this road until reaching Bardsey View Caravan Park. Take the right hand turning and proceed along this road taking the next left hand turning, down the dip and up the other side and the property is the first bungalow on the right hand side.

What3words location is juggled.array.describes

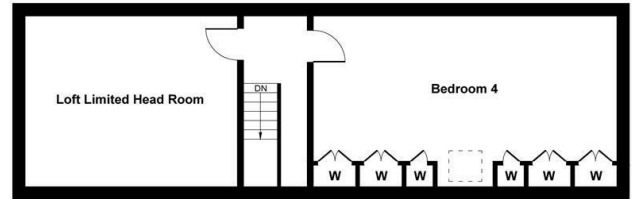
### **Services**

We are informed the property benefits from connection to mains water, mains electricity, private drainage, recently installed LPG Fired central heating with Fibre optic broadband is available to the property.

### **Council Tax Band E**

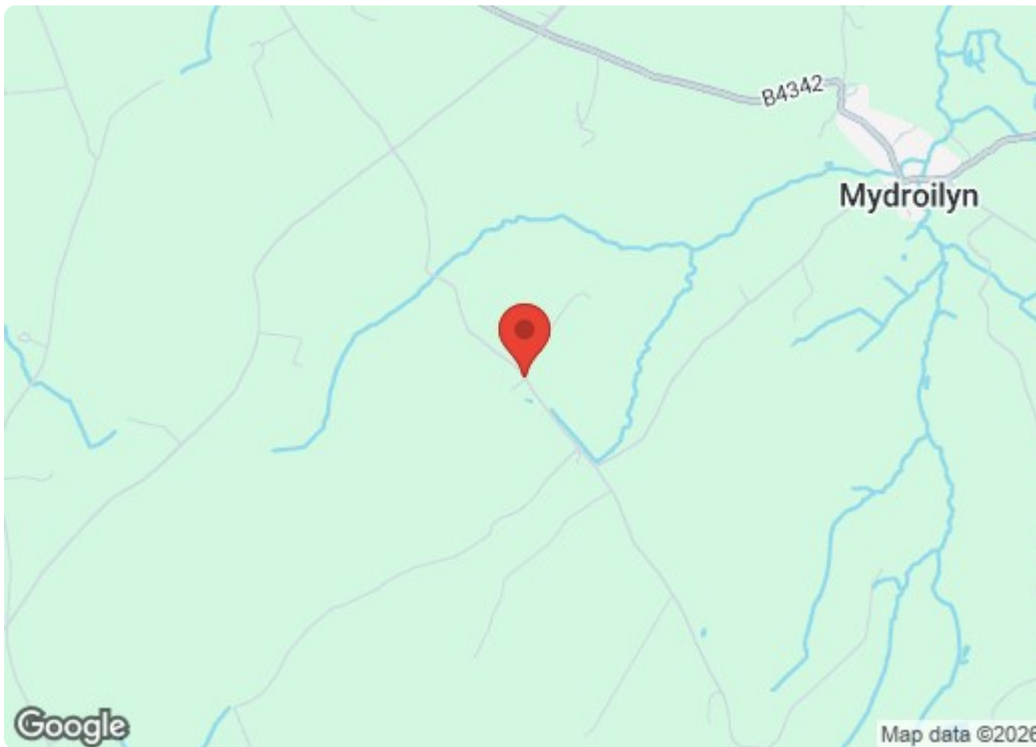
2025/2026 Band E £2818.21

## Rhoslwyn, Mydroilyn



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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