



Penwylfa  
Mydroilyn, near  
Aberaeron

**Asking Price £615,000**

- Delightful 3 acre coastal smallholding
- Attractive views over Cardigan Bay
- Spacious 4 bed house high in residential appeal
- Superb gardens and grounds
- Purpose built detached workshop (with possible conversion potential)
- Clean Paddocks and useful stable block
- Close to New Quay and Aberaeron
- Must be viewed !





A delightful coastal smallholding high in residential appeal with distant sea views.

The modern, spacious 4 bedroom, 2 bathroom house, has annex potential together with a purpose built workshop, superb gardens, grounds and lawned areas. The property is complimented by attractive clean paddocks and stable block / outbuilding, in all approx. 3 acres.

The whole located in an elevated position enjoying distant sea views over the Cardigan Bay and towards North Wales. Convenient to New Quay and Aberaeron

#### Location

Superbly located in an elevated position with far reaching views, initially over open countryside and Cardigan Bay towards North Wales and the Llyn Peninsula.

The property is located in attractive rural surroundings being approximately 1 miles equi-distant from the villages of Mydroilyn and Llanarth, the latter having a good range of everyday amenities, some 4 miles inland of the popular seaside village of New Quay renowned for its sandy beaches and some 6 miles from Aberaeron, offering a good range of everyday facilities, employment opportunities with primary and secondary schooling. The property is also convenient to the larger towns of Lampeter, inland and Aberystwyth to the North and Cardigan to the South.

#### Description

An attractive property, high in residential appeal being a modern well presented and deceptively spacious house with the benefit of oil fired central heating and Upvc double glazing. The property also has a purpose built workshop currently equipped as a fully operation carpentry / joinery workshop and available equipped if so required. The workshop also being heated with oil fired heating and double glazed. In our opinion there is potential for the creation of an annex / holiday cottage, subject to obtaining any planning consents. An attractive feature of this property are the delightful well stocked gardens and grounds, with an array of flowers, shrubs, bushes and trees including a wide selection of Rhododendrons and Azaleas, with sweeping lawned areas. The property has the benefit of attractive level clean land with a useful stable block and further outbuilding. The property provides more particularly the following;

#### Side Entrance Lobby

With radiator, tiled floor

#### Kitchen

23' x 13'7 min 15'2 max (7.01m x 4.14m min 4.62m max)

With initial kitchen area having a tiled floor, attractive Oak fronted kitchen units at base and wall level incorporating single bowl / drainer sink unit, integral dishwasher, fitted Bosch oven. The central island unit incorporates storage cupboards and integrated ceramic hob and electric points.

#### Dining Area

With Oak effect flooring, radiator, picture window to front.

#### Rear Conservatory

19'1 x 11'1 (5.82m x 3.38m)

Off the kitchen with tiled floor, radiator, patio doors, over looking attractive rear terrace and garden area.

#### Rear Utility Room

11'5 x 7'5 (3.48m x 2.26m)

With base units incorporating double bowl sink unit, space and plumbing for automatic washing machine and tumble drier, fridge spaces, door to garage.

#### Main Hallway

With the principle front entrance door and side light, radiator.

#### Dining Room

14'7 x 10'5 (4.45m x 3.18m)

Side window, radiator.

#### Rear Living Room

19'1 x 14'3 max (5.82m x 4.34m max)

2 radiators, triple aspect windows, including patio doors overlooking the garden.

#### Ground Floor Bedroom

13'7 x 11'6 (4.14m x 3.51m)

Double aspect windows, fitted range of wardrobes, radiator, sea views.

#### Main Bathroom

10' x 7'9 (3.05m x 2.36m)

With tiled floors and walls, bath, separate shower cubicle, wash hand basin, toilet, heated towel rail, access to double sized airing cupboard.

#### Stairs to First Floor

#### Landing

With rear window, access to loft, door to storage cupboard and access to under eaves storage area.

#### Bedroom 2

13'8 x 8'7 (4.17m x 2.62m)

Rear window, radiator, access to airing cupboard and separate built-in wardrobe

#### Bedroom 3

14'7 x 13' (4.45m x 3.96m)

Radiator, front window with sea views, door to under eaves dressing room / storage area / potential for en-suite



#### Bedroom 4

12'3 x 6'4 (3.73m x 1.93m)

Velux roof window.

#### Bathroom

9'10 x 6'4 (3.00m x 1.93m)

With panelled bath with shower unit over, wash hand basin, toilet, heated towel rail, 2 Velux roof windows

#### Externally

The property is approached by a front gravelled driveway with ample parking areas leading to Integral Garages. A Feature of this property are the extensive gardens and grounds with feature gravelled paths, with brick paved boarders, attractive rear patio / terrace area, over looking the wildlife pond and flagged by a useful garage / store with covered pergola off. Vegetable garden with raised beds and further grassed / garden areas.

2 useful garden sheds 1 being 16'4 x 9'3 being the mower shed with power connected and further garden workshop.

#### Integral Garage

11'9 x 15' (3.58m x 4.57m)

Fitted storage cupboards, oil fired central heating boiler, mezzanine storage. This incorporates the side lobby with separate entrance door.

#### Purpose Built Workshop

41' x 19'6 overall (12.50m x 5.94m overall)

With separate vehicle access. This is currently equipped as a fully professionally equipped joiners and carpentry workshop with air filtration system and extraction points, having double entry doors, rear courtesy door, separate independent oil fired central heating, with separate boiler and Upvc double glazing, cloakroom with wc, stairs to first floor / studio / workshop space of the same size. In our opinion there could be potential for conversion of this into further accommodation such as holiday cottage / annex, subject to obtaining any necessary consent.

#### Feature Greenhouse

19' x 10'8 (5.79m x 3.25m)

Attached to the garage / workshop. Being heated with a heated bed having a productive grapevine.

#### The Land

The property also has an attractive level well, maintained pasture paddock previously sub-divided into smaller pony paddocks with a useful timber built stable range.

#### Timber Built Stable Range

Timber built stable range with 2 x 12' x 12' stables and a 15' x 12 foaling box, further timber workshop both with electricity and water connected.

#### Agents Comments

A delightful country property with high residential value being ideal for those having a keen interest in gardening with the benefit of a paddock and stables for those with equine interest.

#### Council Tax band F

We understand the property is Council Tax Band F and the Council Tax payable for 2023 / 2024 financial year is £2776

#### Services

We are informed the property is connected to mains water, mains electricity, private drainage, telephone and broadband available, oil fired central heating. Separate heating system with own boiler to workshop

#### Directions

From Aberaeron take the A487 South to Llanarth turning left onto the B4342 continue to the crossroads turning right proceed for approximately 1 mile and the property can be found on the right hand side, as identified by the agents For sale board.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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