EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
www.evansbros.co.uk
OnTheMarket.com
1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS
Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk

Wern Fabion Mydroilyn, Lampeter, Dyfed, SA48 7QU

Asking Price £250,000

A substantial 4 bedroom detached split level bungalow together with lower ground floor garage/workshop with in our opinion significant potential for home office/ gym or potential annex (subject to obtaining the necessary planning consents) together with mature gardens to the front, enjoying an attractive outlook over open countryside within a semi rural location on the edge of a popular village some six miles from Aberaeron.

Location
The property is located in the centre of the rural village of Mydroilyn some 6 miles from Aberaeron. The property has a semi-rural location on the edge of the village adjoining a lane that leads to the village sewage treatment works

Description
The property comprises of a detached split level bungalow in need of some general refurbishment and upgrading, with oil fired central heating and single glazed windows. The property is of traditional construction

Side Entrance Door
To

Kitchen / Diner
18'6 x15'1 (5.64m x4.60m)

With range of fitted kitchen units incorporating central island, with single drainer sink unit, electric cooker point, part tiled walls, woodburning stove set in a corner fireplace, radiator, door to airing cupboard. access to

Small Utility Area
With plumbing for automatic washing machine, tiled flooring.

Hallway
Radiator, door to balcony and garden.

Living Room
23'6 x 12'6 (7.16m x 3.81m)

With exposed stone fireplace and chimney breast, 2 radiators, triple aspect windows.

Inner Hallway

Radiator, access to loft and built-in storage cupboard

Double Bedroom 1
11'1 x 9'7 (3.38m x 2.92m)
Rear window, radiator.

Bedroom 2
11'x 9'8 (3.35mx 2.95m)

Rear window, radiator

Bathroom

With coloured suite, half tiled walls , radiator. bath, wash basin and with recently replaced toilet

Main Bedroom 3
12' x 11' max (3.66m x 3.35m max)

Front aspect window, radiator

Bedroom 4
10'5 x 11' (3.18m x 3.35m)
Rear aspect window, radiator

Lower Ground Floor
The property is split level, with access via the lower ground floor garage with up and over door and further accommodation. which in our opinion has significant potential for conversion subject to obtaining any necessary consents. This provides

Garage
34'7 x 16'8 (10.54m x 5.08m)

Previously utilised as garage/workshops accommodation with up and over door, which in our opinion has significant potential for home office/ gym or potential annex (STC)

Adjoining inner workshop room
35' x 11'9 (10.67m x 3.58m)

Second Room
23'2 x 8'10 (7.06m x 2.69m)

Externally

The property is located on the edge of the village of Mydroilyn having a driveway to the front with off road parking for 2 vehicles, front garden area, rear terraced garden mainly gravelled for ease of maintenance, balcony with steel steps leading to

Garden

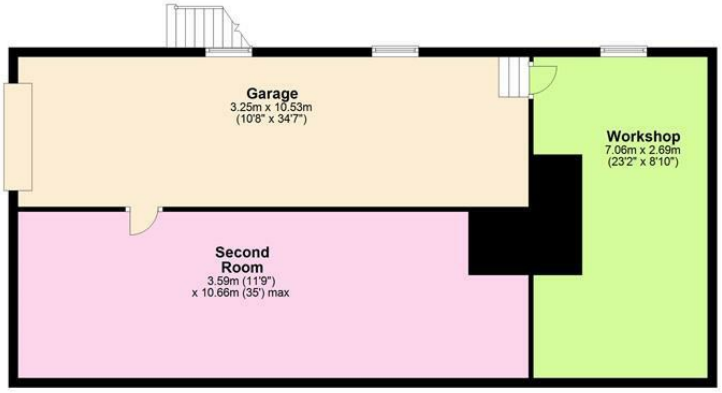
The property is located on the edge of the village having a driveway to the front with off road parking for two vehicles. Mature garden area with lawned area. Rear terraced garden mainly ground and maintenance free, balcony with steel steps enjoying attractive views. Door to Hallway.

Services
We understand the property is connected to mains water, mains electricity, mains drainage. Oil fired central heating with external boiler.

Council Tax Band 'E'
We understand the property is in council tax band 'E' with the amount payable per annum being £2332.

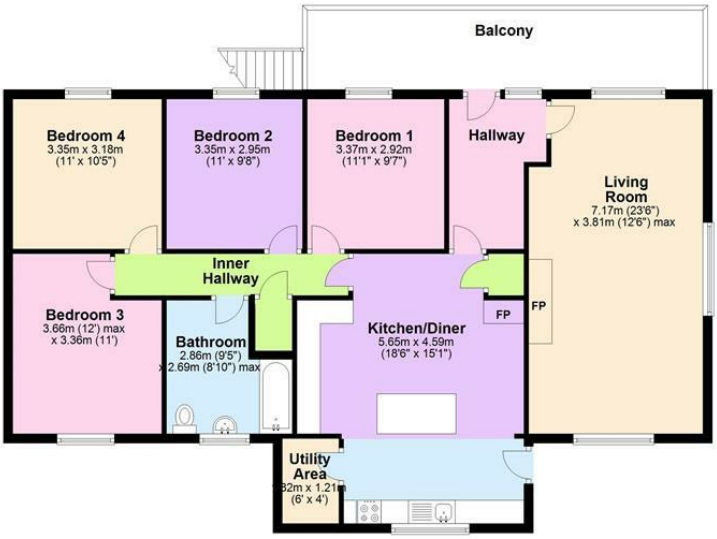
Lower Ground Floor

Approx. 100.5 sq. metres (1081.6 sq. feet)



Ground Floor

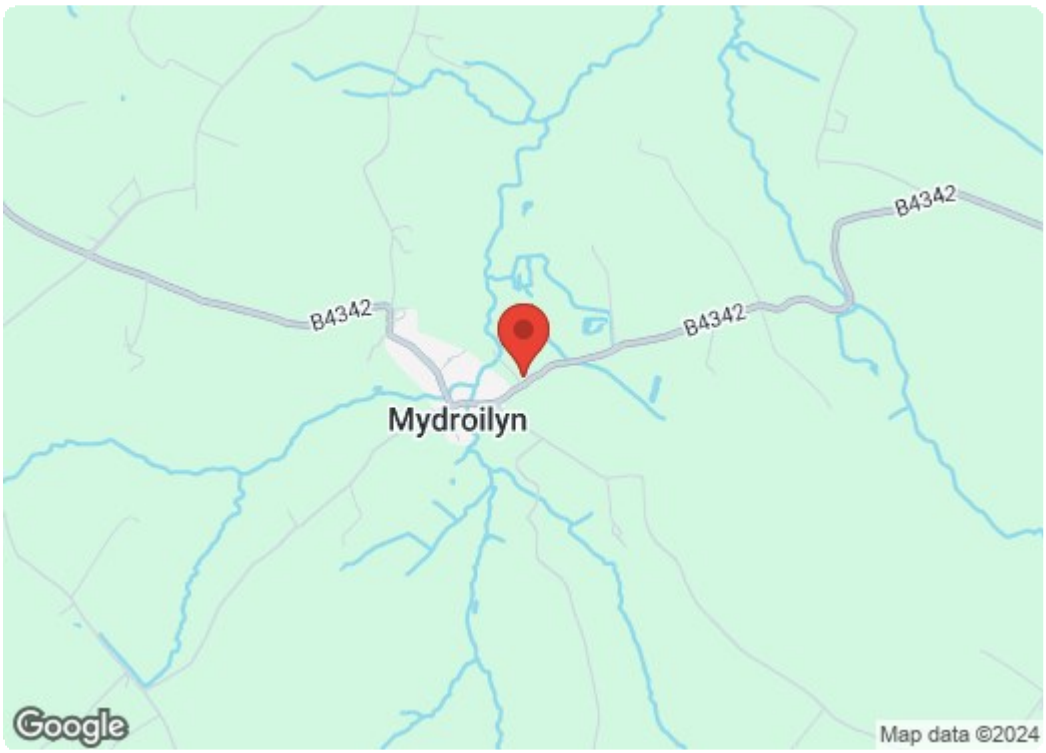
Approx. 114.3 sq. metres (1230.0 sq. feet)

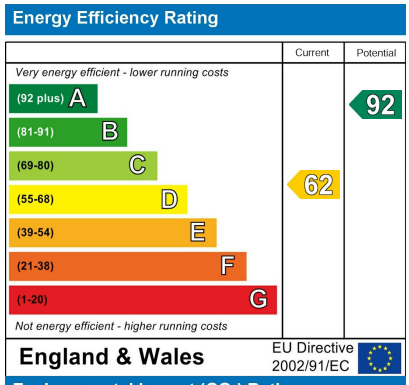


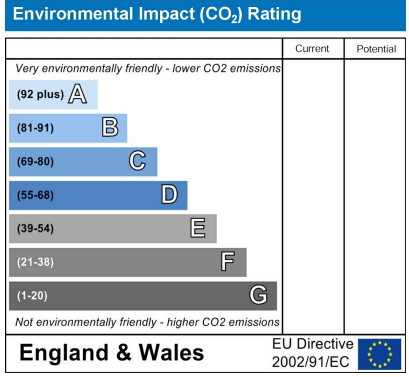
Total area: approx. 214.8 sq. metres (2311.6 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Wern Fabion, Mydroilyn, LAMPETER







39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,