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**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 x 15'1 (5.64m x 4.60m)



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

### Main Bedroom 3

12' x 11' max (3.66m x 3.35m max)



Front aspect window, radiator

### Bathroom



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

### 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.

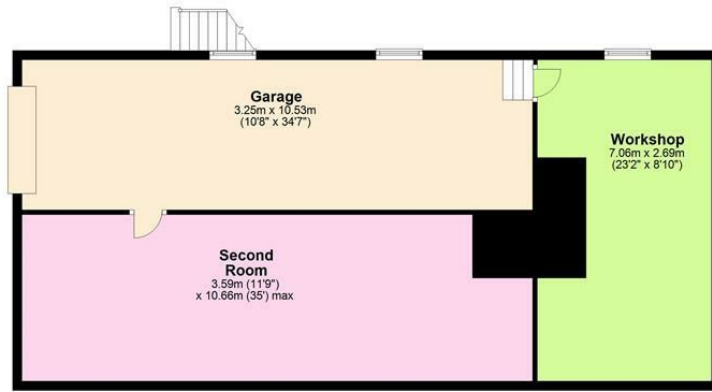
### Services

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

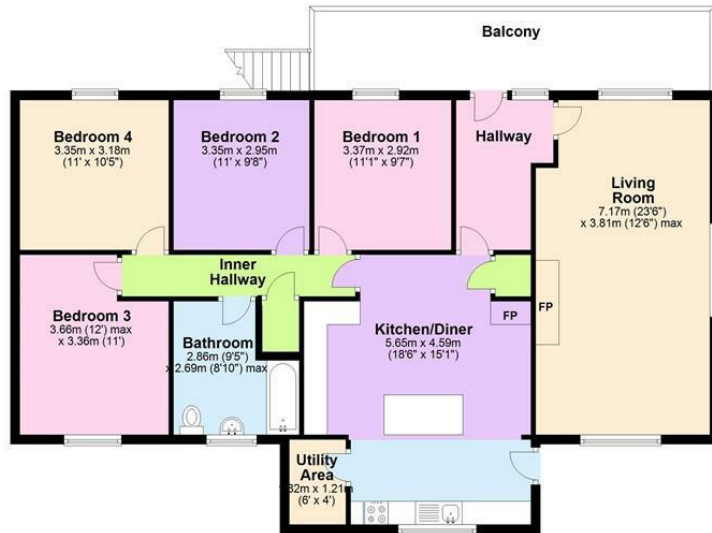
### Council Tax Band 'E'

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)



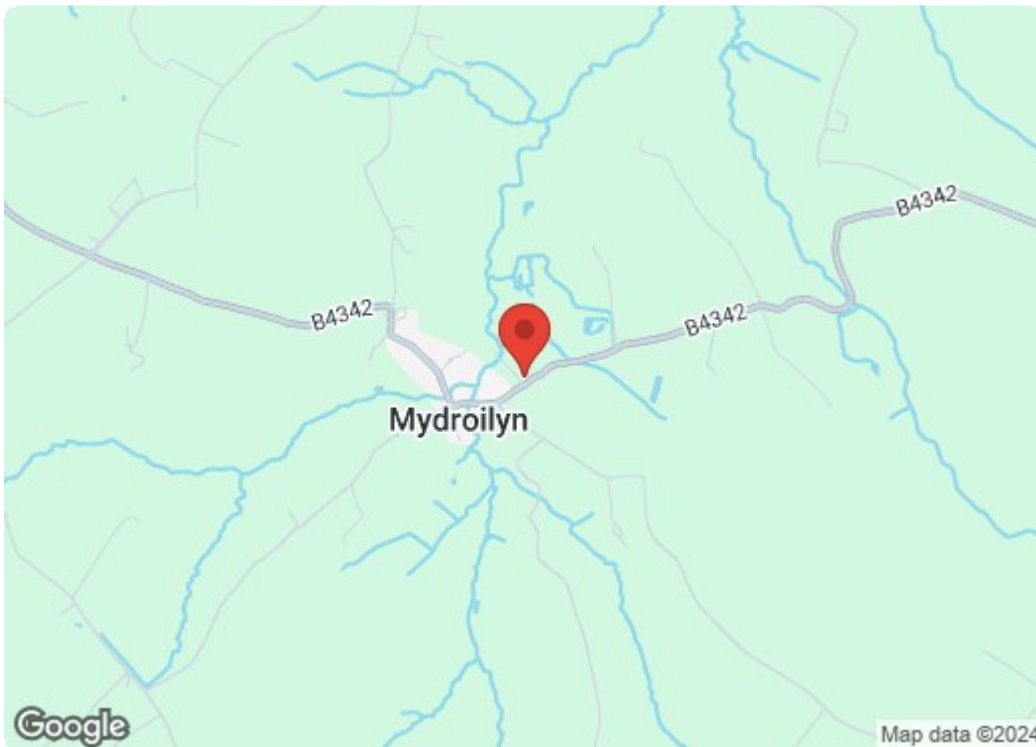
**Ground Floor**  
Approx. 114.3 sq. metres (1230.0 sq. feet)



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



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



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