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**Wern Fabion Mydroilyn, Mydroilyn, Lampeter, Dyfed, SA48 7QU**

**By Auction £180,000**

**\*\*To be offered by online auction on the 9th of April 2026 \*\***

Guide Price - £180,000 - £200,000.

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

## Small Utility Area

With plumbing for automatic washing machine and tiled flooring.

## Hallway to



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)

With rear window and radiator.

## Double Bedroom 2

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



With rear window and radiator.

## Bathroom



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

## Main Bedroom 3

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



With large front aspect window and radiator.

## Double Bedroom 4

10'5 x 11' (3.18m x 3.35m)

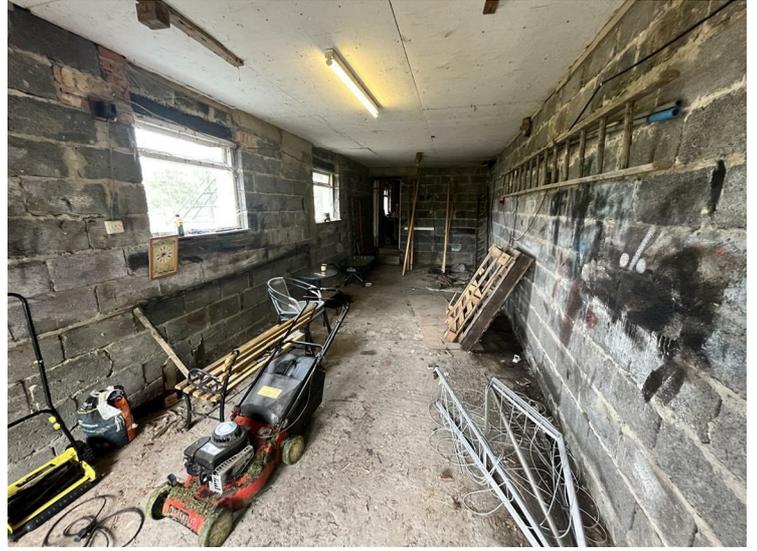
With rear aspect window and radiator.

## Lower Ground Floor

The property is split level with access via the lower ground floor garage with up and over door and further accommodation. In our opinion, this 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 a garage/workshop 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



## Garden



The property is located on the edge of the village having a driveway to the front with off road parking for two vehicles. To the front of the property is a lawned area with mature hedge boundaries and shrubs. To the rear of the property is a decked area (in need of repair) with paved patio and access to the garage. Steel steps from the balcony (in need of repair) enter the garden from the first floor.

## Services

We understand the property is connected to mains water, mains electricity and mains drainage with oil fired central heating (external boiler).

## Council Tax Band 'E'

We understand the property is in council tax band 'E' with the amount payable per annum 2025/2026 being £2818.

## Directions

What3Words: mirroring.exhales.stitch

## Auction Guidelines

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn. A legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

The purchase is also subject to a buyers premium of £1,500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

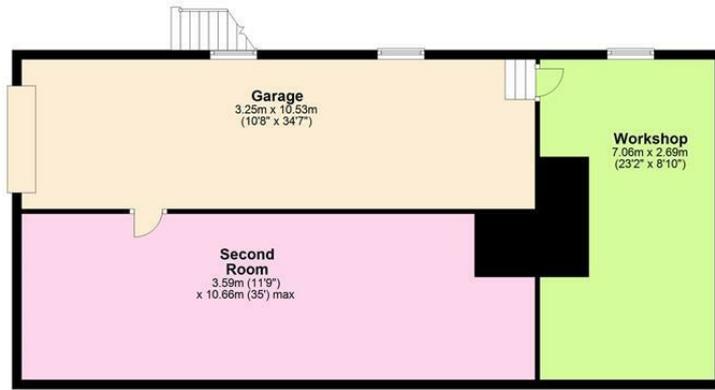
## Guide Prices

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

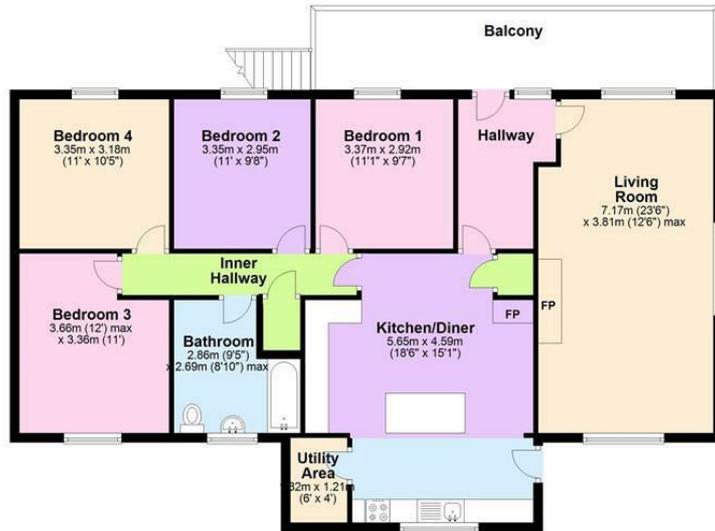
## Registering for the Auction

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website [www.evansbros.co.uk](http://www.evansbros.co.uk) search for "Mydroilyn" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on Wednesday 8th of April 2026 and close on Thursday 9th of April 2026 (subject to any bid extensions).

**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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