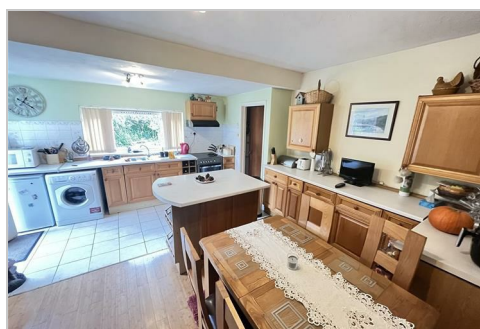


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Wern Fabion Mydroilyn, Mydroilyn, Lampeter, Dyfed, SA48 7QU

Offers In The Region Of £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).

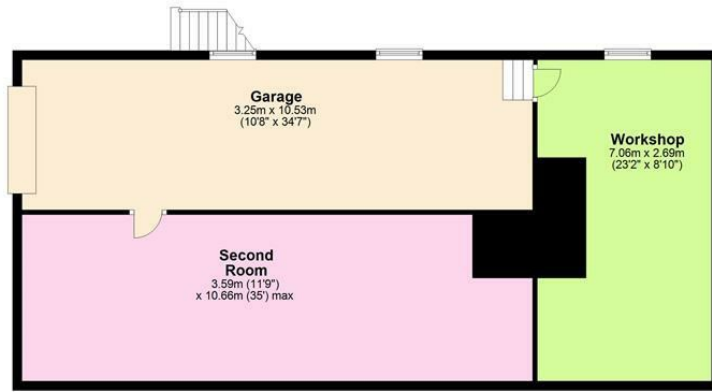
Council Tax Band 'E'

We understand the property is in council tax band 'E' with the amount payable per annum 2026/2027 being £2,973..

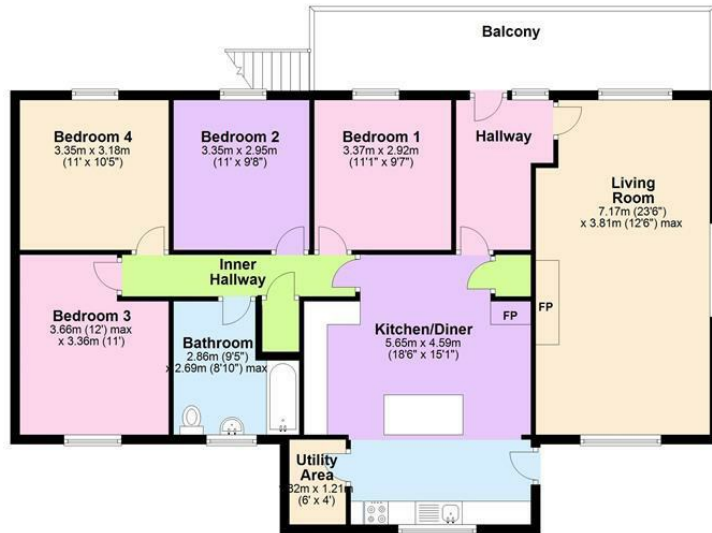
Directions

What3Words: mirroring.exhales.stitch

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) A		92
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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