



Bro Dawel, Lampeter, SA48 7QY
Offers in the region of £235,000



Bro Dawel, Mydroilyn, SA48 7QY

- Charming 3 bedroom semi-detached property
- Front and rear gardens
- Traditional features
- Less than 7 miles to historic town of Aberaeron
- Log burning stove
- Off road parking for 1 vehicle
- Rural village location
- Less than 3 miles to Llanarth
- Less than 7 miles to sandy beaches of New Quay, Ceredigion
- EPC rating: C

About The Property

Welcome to this charming 3-bedroom semi-detached house located in the picturesque village of Mydroilyn, Lampeter. This delightful property boasts a perfect blend of traditional features and modern comforts, making it a truly inviting home. The village is nestled in the parish of Llanarth with its local shop, pub and garage and less than a 20 min drive from the larger towns of New Quay and Aberaeron with all their amenities and beautiful beaches in Cardigan Bay coastline.

As you step inside the entrance hall there is a staircase directly in front with doors leading off to the dining room and lounge. As you enter the lounge you are greeted by a cosy reception room with a quarry tile floor and exposed wood beams, creating a warm and welcoming atmosphere. The lounge and dining area have been opened up to create an area ideal for entertaining guests or simply relaxing by the log-burning stove, with a slate hearth on a chilly evening.

From the lounge, there is an entranceway leading to understairs storage with space for a washing machine and a step up into the rear kitchen which has been fitted with base units, an electric hob with oven, a single sink with drainer, space for wall shelving, a window and a rear door that leads out to the rear garden area.

Upstairs there is a landing with doors leading off to all 3 bedrooms (2 double, 1 single) and a bathroom offering space for a growing family or those in need of a home office or guest room. The bathroom offers convenience and comfort with a wash hand basin, bath with electric shower over, W/C and storage cupboard housing the hot water cylinder etc.

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Details Continued:

Outside, the property is approached off a lane up a sloping driveway into a parking area located at the side of the property. There is a front garden with established planting with a charming view of the nearby chapel. The garden to the rear of the property is enclosed with steps leading up to a raised area of lawn with an old stone storage shed at the end which provides a peaceful area to enjoy the outdoors. The air source heat pump which services the hot

water and central heating is located by the back door in a small yard area where there is currently space for a log store.

Don't miss the opportunity to make this house your home and enjoy the best of village living in Mydroilyn.

Entrance Hall
9'10" x 5'2" (max)

Lounge
12'1" x 11'6" (max)

Dining Room

Inner Hall
3'2" x 3'5" (max)

Kitchen
7'1" x 7'4" (max)

Landing
14'3" x 5'4" (max)

Bathroom
8'4" x 8'8" (max)

Bedroom 1
9'4" x 10'8" (max)

Bedroom 2
10'9" x 9'1" (max)

Bedroom 3
7'6" x 7'6" (max)

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT
OWNER(S) THAT THIS PROPERTY BENEFITS
FROM THE FOLLOWING:

COUNCIL TAX BAND: - C Ceredigion
County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional
Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains / Solar
Electricity

WATER SUPPLY: Mains

HEATING: Air source heat pump servicing
the hot water and central heating

BROADBAND: Connected - TYPE: Superfast
- up to 1000 Mbps Download, up to 220
Mbps upload - FTTP- PLEASE CHECK
COVERAGE FOR THIS PROPERTY HERE -
<https://checker.ofcom.org.uk/> (Link to
https://checker.ofcom.org.uk)

MOBILE SIGNAL/COVERAGE INTERNAL: No
Signal Available, please check network
providers for availability, or please check
OfCom here -

<https://checker.ofcom.org.uk/> (Link to
https://checker.ofcom.org.uk)

BUILDING SAFETY - The seller has advised
that there are none that they are aware
of.

RESTRICTIONS: The seller has advised that
there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has
advised that there are none that they are
aware of.

FLOOD RISK: Rivers/Sea: N/A - Surface
Water: N/A

COASTAL EROSION RISK: None in this
location

PLANNING PERMISSIONS: The seller has
advised that there are no applications in
the immediate area that they are aware
of. / details...

ACCESSIBILITY/ADAPTATIONS: The seller





has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. The entrance onto the driveway is sloping. There is a stone shed in the rear garden which is shared with the neighbour - this is unsafe to enter. Solar panels and internal wall insulation have been installed as part of an ECO4 grant.

photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

TR/CY/06/24/TR/OK

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a















DIRECTIONS:

On A487 (heading the Aberystwyth) head through the village of Llanarth, turn right signposted Mydroilyn/Ystrad Aeron, continue along this road, turn right again at the crossroad signposted B4342 (Mydroilyn/Ystrad Aeron) - continue on this road (passing through a couple of crossroads) until you come into the village of Mydroilyn. Continue through the village, past the church, over the bridge, as you go up the hill the house is on the right-hand side, just after the chapel (by turning signposted Cribyn/Gorsgoch).

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Coral on 01239 562 500 or coral@cardiganbayproperties.co.uk to arrange a viewing of this property.

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