



CARDIGAN
BAY
PROPERTIES

EST 2021

Myfyrgell, Seion Hill, Llandysul, SA44 4DA

Offers in the region of £299,950

 5  2  2  E



Myfyrgell, Seion Hill, SA44 4DA

- 5 Bedroom detached home
- Georgian Build
- Character features
- Walking distance to shops & amenities
- Less than 25 min drive to the beach
- 4 beds plus 1 bed annex
- Historical home with family links to Dylan Thomas
- Off road parking and detached garage
- Walking distance to town
- Energy Rating: E

About The Property

Nestled near the heart of the market town of Llandysul, this charming, detached historic home has 4 bedrooms and a 1-bedroom annex. Whilst in need of some updating/modernising, this versatile property can accommodate a large family or generate extra income. The south-facing gardens and bay windows enjoy breathtaking views of the park, river Teifi, and the wooded hillside beyond. The town centre is within easy walking distance. Llandysul offers a wide range of shops, education, and local amenities, as well as a variety of indoor and outdoor activities such as walking, swimming pool, sports/leisure centre, cycling, fishing, and the Llandysul Paddlers International Canoe Centre which offers white water canoeing and national slalom events, taking full advantage of the town's riverside location. The beautiful Ceredigion coastline is a 25-minute drive, offering sandy beaches and scenic walks.

You approach the property via steps into the side porch then into the entrance hallway with high ceilings, sisal flooring and openings leading into the lounge, four bedrooms, bathroom and stairs leading to the lower floor. The lounge benefits from a Georgian-style bay window offering lovely views over the Teifi Valley plus a window to side filling the space with natural light, there is a multi-fuel stove with a slate hearth adding extra cozy warmth to sit and relax in this space. Bedroom one is a large king-size with a bay window and side window, while bedroom two is a double with a cast iron feature fireplace and wooden mantel, bedroom three and four are both small doubles. The family bathroom benefits from a full-size bath with a power-shower over, w/c, and a wash hand basin. There is a small hallway outside of bedroom 4 with a window and a built-in cupboard that offers useful storage space. From here the original slate stairs lead you down to the lower hallway/utility area with a door to the annex/flat and a door to the kitchen.

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Continued

The utility area houses space and plumbing for a washing machine and freestanding space for a fridge freezer/additional storage. The spacious kitchen has a range of base and wall units, a stainless steel sink & drainer with a mixer tap located in front of a window overlooking the garden, a gas hob, and an electric oven, a built-in airing cupboard, and space and plumbing for a dishwasher. There is space for a table and chairs with French doors leading out to the rear garden with a glazed and pegged-timber pergola at the entranceway, ideal for climbing plants to frame the doorway, this is a welcoming additional space to the kitchen, offering outdoor seating that overlooks the private garden and sun deck to the rear.

The flat/annex area can either be accessed from within the house or from the side entrance by the flat's private garden, this is an adaptable space great for independent living. The present owner has previously rented out this flat giving them an extra revenue stream. There is a galley kitchen with a window and a range of base units and wall shelving, space for a free-standing gas cooker and oven, a stainless steel sink with a drainer. The shower room has a curved shower with a power shower, a w/c, and a wash hand basin. the bedroom is a double with a door leading out to the garden (with a pathway and steps up to a side gate with access to the road) and an archway leading down some steps into the beautiful timber-framed conservatory which overlooks the beautiful private garden designed specifically for the flat/annex occupiers and is a versatile room that could be utilized as a living area, giving the occupier more room to enjoy the flat.



Externally

The drive which has off-road parking for 1 or 2 cars, continues along the rear of the house to a single detached garage, which is divided into two parts, one for basic storage, the other is insulated, heated and has electricity supplied so it can be used as overspill accommodation or games room. Past the garage is the entrance porch to the house within an enclosed area with rear access to the garage, small wooden storage sheds, oil tank for the central heating, seating area with steps down to the kitchen French doors and to the rest of the garden. The garden is split into various sections to make maximum use of all the room you have. There are lawned areas with mature trees, shrubs and flowers with a sun deck and other seating areas dotted around the spacious gardens to take advantage of the beautiful views and garden. There is a further gate here that gives pedestrian access to the town. The flat/annex garden has been sectioned off into a private area with a levelled patio and lawn area that are ideal for alfresco dining with part of the garden dedicated to vegetable and fruit growing with a greenhouse and garden shed with a gate providing access to a pedestrian path connecting with the pavement further down Seion Hill. There is also a gate at the top of the garden which connects with the road and offers private access to the flat/annex below. There is also an outdoor Bosch boiler which was fitted 2018

The house is a historical landmark in Llandysul and even has its own plaque about Rev William Marles who established a small school in the mid-1800s, (he was Dylan Thomas's great uncle). The owner has informed us about some of the history of this lovely home: In 1860, the Rev. William Thomas (known as Gwilym Marles, and Dylan Thomas' great Uncle) began the Grammar School. As pupil numbers increased, he moved to Myfyrgell on Seion Hill. A larger Grammar School was built by public subscription and opened in 1895. This later became Ysgol Dyffryn Telfi. Myfyrgell became a boarding house for boys from outlying farms to stay in while attending the new grammar school. Later, when transport was more available, it was converted into a house and inhabited by the Spanish teacher at the school, and his family. In the early eighties, Myfyrgell was modernized and it became the house it is today. This is a versatile home ideal for multifamily occupancy or income potential.

Porch
4'5" x 5'8" (1.36 x 1.74)

Hallway
19'0" x 13'1" max (I shape) (5.80 x 3.99 max (I shape))

Lounge
12'0" x 16'0" (inc alcove + bay) (3.66 x 4.89 (inc alcove + bay))

Bedroom 1
12'0" x 12'11" (inc alcove + bay) (3.67 x 3.96 (inc alcove + bay))

Bedroom 2
9'5" x 9'10" max (2.88 x 3.00 max)

Bedroom 3
9'9" x 9'5" max (2.98 x 2.89 max)

Bedroom 4
11'0" x 9'10" max (3.37 x 3.02 max)

Bathroom
7'3" x 8'5" max (2.21 x 2.59 max)

Lower floor hallway/utility
4'6" x 10'4" max (1.39 x 3.16 max)

Kitchen
11'7" x 11'11" max (3.54 x 3.65 max)

Flat/annex

Galley Kitchen
4'7" x 9'10" max (1.42 x 3.02 max)

Hallway
31'0" x 10'2" max (+ alcoves) (1.18 x 3.10 max (+ alcoves))

Shower room
31'0" x 10'6" (inc alcove) (1.185 x 3.22 (inc alcove))

Bedroom 5
10'8" x 11'6" max (3.26 x 3.52 max)

Conservatory
7'2" x 9'8" max (2.20 x 2.95 max)

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

COUNCIL TAX BAND: - E, Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking/ Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating
BROADBAND: Connected -Superfast available - Max download speed - 80 Mbps Max upload speed - 20 Mbps t. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))
MOBILE SIGNAL/COVERAGE INTERNAL: 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](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.
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.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid 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 any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget.





Directions

From Llandysul high street, drive past the Spar shop and turn left to go up Seion Hill. The property can be found on the left-hand side, just past Seion Chapel. Or if approaching from the A486, at the roundabout turn to head to the school and Llandysul town. Immediately alongside the school turn right to go down Llyn y Fran road, at the end, turn left down Seion Hill. As you near the bottom you will see the property on the right-hand side before the Chapel on your left. What3Words [///powerful.unhelpful.magazines](https://www.what3words.com/powerful.unhelpful.magazines)

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.





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Myfyrgell, Llandysul



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	45	
England & Wales		EU Directive 2002/91/EC

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

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