

CARDIGAN
BAY
PROPERTIES
EST 2021

3, Abercerdin Mill, Llandysul, SA44 4PA

Offers in the region of £249,950

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- 3-bedroom stone home over four floors
- Open-plan kitchen / dining / lounge
- Juliet balcony from second-floor bedroom
- Sheltered parking plus garage beneath
- Enclosed walled rear garden with patio and BBQ area
- Views over the River Teifi and valley
- Oak central island and exposed stone walls
- Principal bedroom suite in the eaves
- Electric car charger installed
- EPC Rating : E



About The Property

Looking for a characterful three-bedroom home with river views, sheltered parking and a walled garden in West Wales? This impressive stone property in Llandysul offers flexible living across four floors, open-plan spaces, exposed beams and stonework, all within easy reach of Cardigan Bay.

Set just outside the town of Llandysul and overlooking the River Teifi, this substantial stone-built townhouse offers well-balanced accommodation arranged over four floors, combining period character with practical modern touches including sheltered parking, a garage and an electric car charger. The setting works particularly well, with elevated views across the river and valley, while still being within reach of everyday amenities and the wider attractions of West Wales and Cardigan Bay.

At ground level, there is sheltered parking for one vehicle along with a garage beneath the property. The garage provides useful additional space, complete with a sink, drain and plumbing for a washing machine, making it more than just vehicle storage. An electric car charger is already in place, a sensible addition for modern living.

A door from the parking area leads into a storage cupboard and stairwell rising to the first floor. There is also a tiled hall with a door opening out to the rear garden and access through to the inner hallway.

The first floor forms the heart of the home. From the inner hallway, stairs continue upwards while a door leads into the open-plan kitchen, dining and lounge space.

The kitchen area features a tiled floor, exposed beams and upright supports that reflect the character of the building. An oak central island creates a natural focal point, complemented by a range of base and wall units. There is space for a dishwasher, a freestanding electric oven, and a window overlooking the rear garden. Exposed stone walls add texture and warmth.

Continued:
The dining area flows easily from the kitchen, continuing the tiled flooring and open layout. Beyond this, the lounge area sits slightly raised on a wooden platform, with windows framing views across the River Teifi and the valley beyond. The stone walls and timber detailing give the space a grounded, authentic feel that suits the building's heritage.

The second-floor landing provides access to a separate WC and a family bathroom fitted with bath, shower, wash hand basin and WC. There is also enough space on the landing to accommodate a desk area if required, offering flexibility for home working or study.

Two bedrooms are located on this level. One is a comfortable single, while the other is a double featuring double doors opening to a Juliet balcony. Both rooms display exposed stone walls, adding character and continuity with the floors below.

Stairs rise again to the top floor.

The third floor is dedicated to the principal bedroom suite. The landing leads into a bedroom built into the eaves, where exposed beams and stonework continue the theme seen throughout the house. A Velux window provides additional light, and there is a

walk-in storage cupboard set into the eaves. As expected with a top-floor conversion, there is some restricted headspace.

An en-suite WC with wash hand basin completes this level, creating a self-contained top-floor bedroom that feels tucked away from the rest of the home.

To the rear, steps lead down into an enclosed garden bordered by stone walls and timber fencing. There is a paved patio area positioned for outdoor seating, a lawned section, and a sheltered BBQ area built into the stonework. Flower borders and shrubs soften the edges, creating a manageable and usable outdoor space that complements the character of the property.

This is a distinctive home with genuine character features, flexible accommodation and river views that set it apart from more conventional edge-of-town properties. For those looking for something with personality and a bit of architectural interest, it's well worth a closer look.

For further information or to arrange a viewing, please get in touch.

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.

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.

Entrance Hall
7'8" x 3'10"

Garage
19'2" x 16'3"

Hallway
8'3" x 3'10"

Unner Hallway
7'2" x 4'0"

Kitchen/Dining/Lounge Area
25'11" x 19'7" max

Landing
19'9" x 10'0" max

W/C
5'4" x 5'0"

Bathroom
13'5" x 5'4"

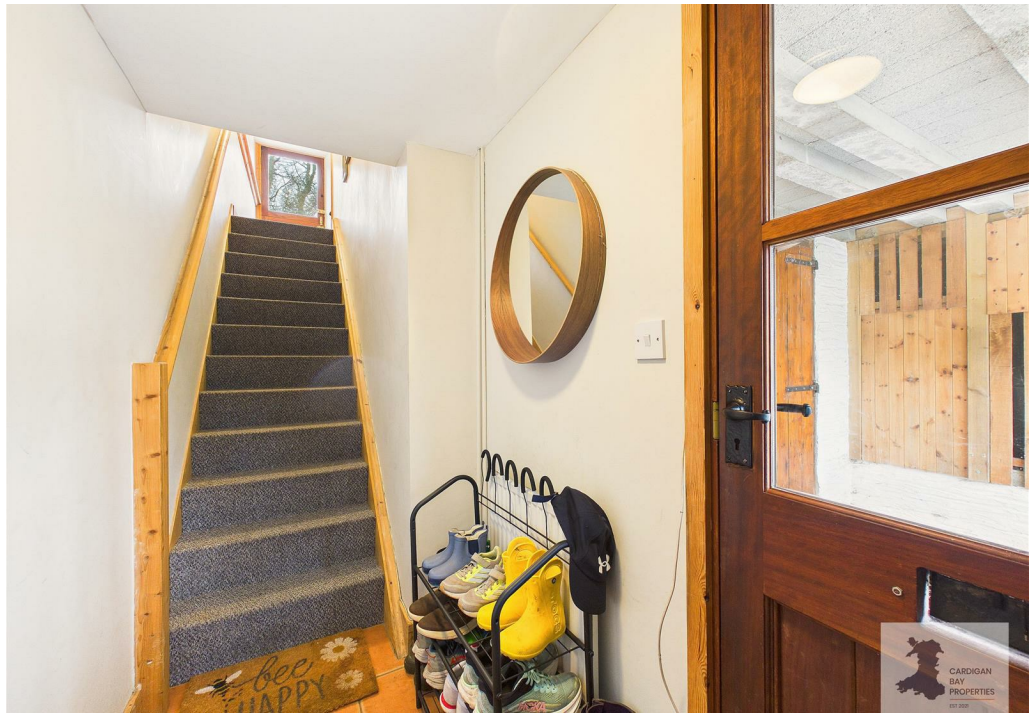
Bedroom 3
9'11" x 8'2"

Bedroom 2
10'1" x 11'3"

Landing
9'9" x 4'4"

Master Bedroom
12'0" x 16'1" max, restricted headspace

W/C ensuite
4'11" x 5'9"









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

COUNCIL TAX BAND: D - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking & Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating
BROADBAND: Connected - TYPE - Standard ***- up to Mbps Download, 15 up to 1 Mps 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: 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 no issues 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 - High (the owners have informed us that they have never been flooded, and that the garage was specifically designed on the lower floor to mitigate any risks)- 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. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

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. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. Located next to the river Teifi, Mill converted in 2005. While we have been informed by the owners that the property has never flooded, when it was converted from a mill, they designed the garage to be on the lower floor, this property is located in a higher flood risk area. The mill is located next to a farm

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.

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DIRECTIONS:

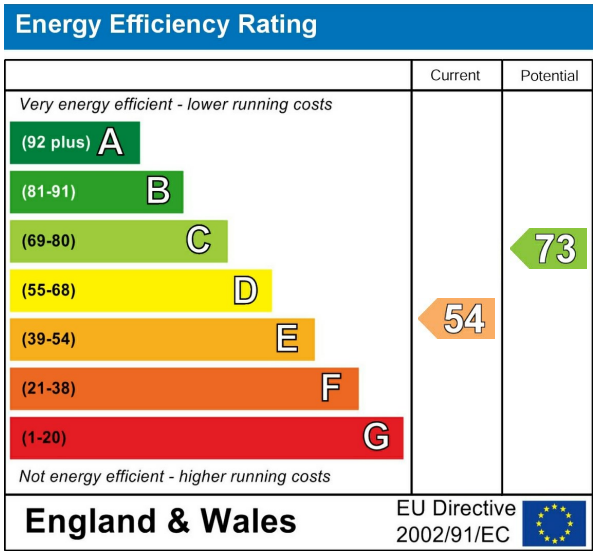
From the A487 in Synod Inn turn down the A486 for Llandysul. Take the 1st exit on the roundabout passing the secondary school. Proceed down this road and into Llandysul town, as the road separates to a one-way system at the bottom of the hill, turn left, continue along this road, and the mill is located on the left, denoted by our for sale board, it is the end property on the right.











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

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