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## **Tryal Bach Mydroilyn, Mydroilyn, Lampeter, Ceredigion, SA48 7RW**

**Offers In The Region Of £390,000**

This delightful detached country cottage is ideal for those seeking a peaceful retreat. The property offers diverse appeal as either a large single cottage or with annexe potential, being perfect for families, multi generational use or income generation. The cottage boasts up to four inviting reception rooms, each filled with natural light and warmth, two enhanced by the presence of wood burners that create a cosy atmosphere during the colder months, three spacious bedrooms and two bathrooms.

The grounds extend to approximately 0.6 acres, showcasing mature gardens that are both beautiful and serene. A pretty white washed workshop is also included, complete with planning permission for a woodworking unit, perfect for hobbyists or those looking to start a business from home.

Set in a secluded location, shared with just one other cottage, this home provides a sense of community and tranquillity with far reaching views over the surrounding farmland. The property is also conveniently located close to the picturesque coastal town of Aberaeron and the popular fishing village of New Quay.



## Location



The property is attractively located in the centre of open farmland enjoying far reaching views over the open countryside in a private, tucked away location, shared with one other cottage. The property is located approximately 1 mile from the village community of Mydroilyn with community centre, church and public house, and some 5 miles from the popular fishing village of New Quay, renowned for its sandy beaches. The property is also some 6 miles from the Georgian harbour town of Aberaeron, renowned for its pretty, coloured houses, cafes, bars, restaurants and shops. The larger towns of Aberystwyth to the north and Cardigan to the south are also within easy travelling distance.

## Description



An original farmhouse now providing an attractive, characterful cottage with diverse appeal. The property is currently utilised as one unit but has historically been divided into a 2 bedroom cottage and 1 bedroom self-contained annexe, therefore this could be reinstated if so desired. The property is complimented by oil-fired central heating and double glazing, providing modern comforts to the charm of the character accommodation. The property affords more particularly, the following:

### Front uPVC entrance door

To:

### Entrance porch

6'7 x 6'10 (2.01m x 2.08m)

With tiled floor and uPVC double glazed windows.

### Original timber entrance door

To:

### Inner hallway

With timber effect flooring and cloakroom off.

### Cloakroom



With W.C., wash handbasin and radiator.

### Office

11 x 9'2 (3.35m x 2.79m)



With feature beamed ceiling, radiator and understairs storage area.

### Dining room

14'8 x 13'8 (4.47m x 4.17m)



With double aspect windows incorporating a rear uPVC entrance door, beamed ceiling, tiled floor and serving hatch to kitchen.



## Living room

20'9 x 15'1 (6.32m x 4.60m)



An impressive room with a feature fireplace housing a woodburning stove inset, set on a slate hearth with beamed ceiling, two double glazed front windows, recessed alcove with light and staircase to first floor.

## Kitchen

16'6 x 9'1 (5.03m x 2.77m)



A nice light room, perfect for entertaining. With a quarry tiled floor, bespoke kitchen units incorporating a one and a half bowl sink unit, electric cooker point, plumbing for automatic washing machine, spot lighting, two Velux roof windows and rear windows.

## Side boot room

10 x 5'11 (3.05m x 1.80m)



With radiator, rear uPVC entrance door and door to pantry cupboard.

## First floor

Via timber staircase.

## Landing

With Velux roof window over.

## Bedroom 1

15'9 x 14 (4.80m x 4.27m)



With double aspect windows, Velux roof window, exposed timber flooring, radiator and tongue and groove ceiling.

## Bedroom 2

17'8 x 7'9 (plus recess 5 x 3'6) (5.38m x 2.36m (plus recess 1.52m x 1.07m))



With two front windows, timber flooring and radiator.

## Bathroom

8'2 x 5'9 (2.49m x 1.75m)



Having a bath with shower attachment, wash handbasin, toilet, radiator, part tiled walls and Velux roof window.



## Separate living accommodation



Independently accessed although there are interconnecting doors which are currently closed from the main accommodation.

### Sunroom

12'8 x 6'8 (3.86m x 2.03m)



With tongue and groove ceiling, triple aspect windows including pretty, stained glass windows.

### Living room

15'8 x 13'8 (4.78m x 4.17m)



With timber effect flooring, beamed ceiling and woodburning stove. There has previously been a kitchenette. Staircase to first floor.



### First floor

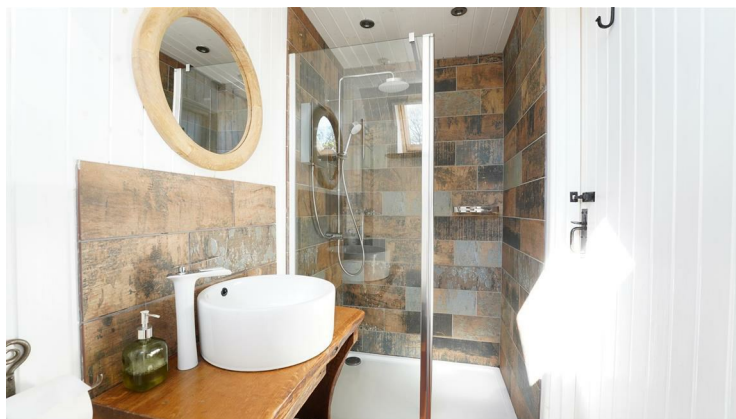
#### Open plan bedroom

15'9 x 14 (overall) (4.80m x 4.27m (overall))



Having a large picture window with window seat to enjoy those lovely views over the surrounding countryside, Velux roof window, front window and ensuite shower room.

#### Ensuite shower room



Having easy access shower with attractive tiled walls, wash handbasin, toilet, heated towel rail, spot lighting and Velux roof window.



## Externally



The property is approached via an initially shared track leading to a private courtyard with ample parking, pretty whitewashed workshop of stone construction with part slate and part box profile roof. We are informed that this has planning permission for a woodworking unit and currently provides a barn/storage accommodation.

### Barn/storage accommodation

22'7 x 9'8 (6.88m x 2.95m)



With stable door, cobbled floor.

### Workshop

14'6 x 14'3 (4.42m x 4.34m)

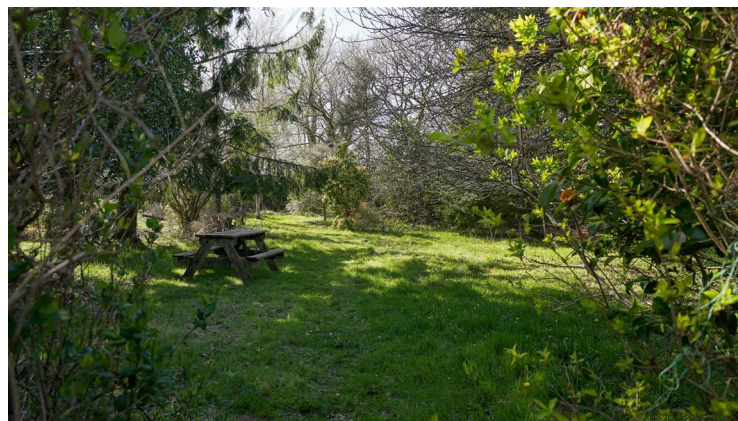


### Lean-to

16'2 x 6'9 (4.93m x 2.06m)

### Covered fuel store

## Gardens



A feature of this property are the lovely gardens extending to approximately 0.6 of an acre being a mature, cottage style garden with a host of ornamental shrubs and trees to include a useful garden workshop, summer house with electricity connected. The whole adds to the charm and appeal of this delightful country cottage.

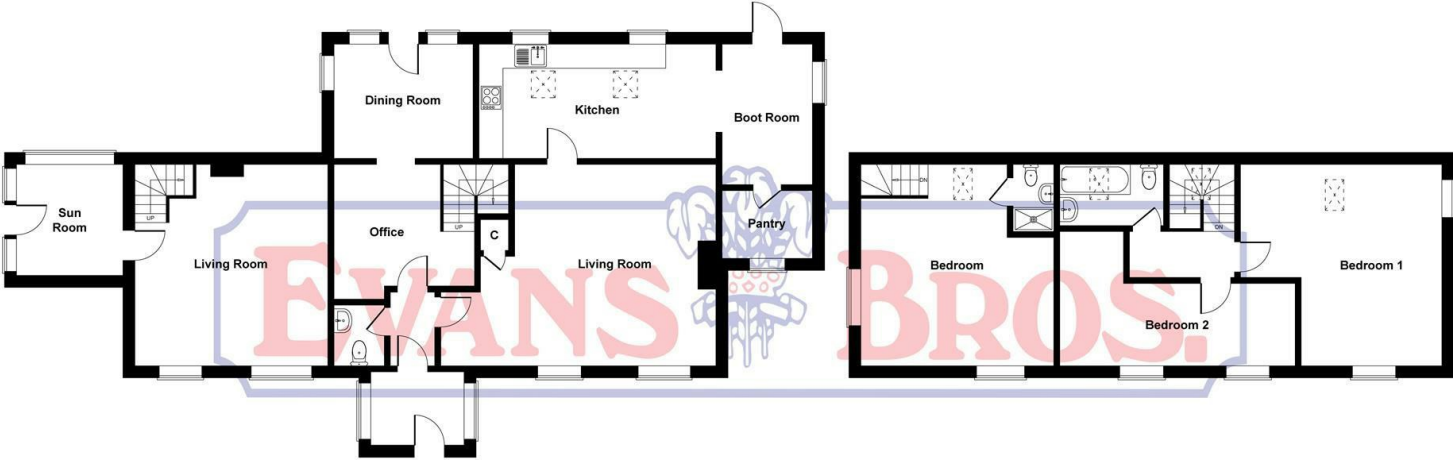
### Services

We are informed that the property benefits from connection to mains water, mains electricity, private drainage, oil-fired central heating system and fibre broadband to the premises.

### Council Tax Band E

The property is a council tax band E with the amount payable per annum being £2818.

Tryal Bach Mydroilyn

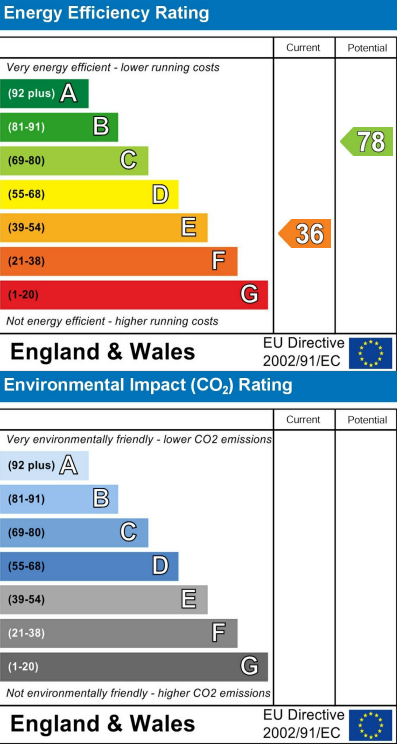


GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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