

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: (01570) 422395 Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Glanbeuno Shop, Pontrhydfendigaid, Ystrad Meurig, SY25 6BD

Guide Price £49,950

ATTENTION - POTENTIAL LIVE/WORK UNIT

A rare and well positioned commercial opportunity, currently a candle shop & formerly a Hair Salon but suiting a variety of alternative uses. The property benefits from a centre of village position at the foothills of the Cambrian Mountains & could offer use as a studio, workshop or potential home office space (STC) The vendor informs us that they have made enquiries with the local planning department for part conversion of the property into residential accommodation which have been positively received, (proposed purchasers should make their own enquires)

Great roadside frontage, ideal investment opportunity or for an occupier.

Location

Located in the foothills of the Cambrian mountains beside the B4343 Tregaron to Aberystwyth road with good road frontage.

Pontrhydfendigaid provides a good range of local facilities that service a large agricultural and tourist based locality close to Tregaron and Devils Bridge and also withing convenient driving distance to Aberystwyth the main town in Mid Wales.

Description



An ideal startup business venture or with potential for conversion into 1 bedroomed accommodation with necessary planning consent.

Studio Space



Store Cupboard

Loft

with storage space & potential for conversion to residential accommodation subject to any necessary planning consents.

Services

We understand that the property is connected to mains water, electricity & drainage.

Directions

What3Words: bachelor.straddled.existence

The property can be found when passing through the middle of the village of Pontrhydfendigaid as identified by the 'Evans Bros For Sale Board'.

Leasehold Details

We are informed that there is 998 years remaining on the lease with an annual ground rent of £1000. Further detials from the selling agents



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		

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



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,