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**The Old Shop Llanfair Clydogau, Lampeter, Ceredigion, SA48 8LA**

**Asking Price £475,000**

An iconic village premises formerly the village Shop and Post Office but now with premises suiting a range of uses such as a workshop/studio offering two self contained residential units together with approximately an acre and a half of attractive riverside meadow lands bordering the meandering mid reaches of the picturesque Teifi river.

## LOCATION



The property is located just off the iconic pretty Llanfair bridge in the mid reaches of the Teifi valley renowned for its picturesque surroundings. The property is located on the outskirts of the village, approximately 3 miles from Lampeter offering most everyday amenities. The property has pleasant south facing aspect towards the Cambrian mountains.

## DESCRIPTION



Originally the village shop and post office which has now closed with accommodation ripe for commercial/alternative uses (subject to obtaining necessary consents), offering two spacious residential units, recently upgraded with improved insulation, solar panels and oil fired central heating.

The Accommodation provides more particularly the following -

### FRONT ENTRANCE DOOR to -

### HALLWAY

### LIVING ROOM

18'5" x 13'9" (5.61m x 4.19m)

Oak effect flooring, fireplace with woodburning stove, radiator, access to understairs storage area.

### SITTING ROOM

18'8" x 7'4" (5.69m x 2.24m)

Radiator

### KITCHEN

16'9" x 10'9" (5.11m x 3.28m)

With extensive range of kitchen units incorporating oven, hob and extractor fan, single drainer sink unit, spot lighting, rear entrance door, tiled floor

### UTILITY ROOM

10'10" x 6'9" (3.30m x 2.06m)

With base units incorporating plumbing and space for washing machine and dishwasher, single drainer sink unit, oil fired central heating boiler

### FIRST FLOOR - LANDING

With radiator

### FRONT BEDROOM 1

18'7" x 7'4" (5.66m x 2.24m)

Laminated floor, radiator

### BEDROOM 2

18'5" x 9'10" (5.61m x 3.00m)

Radiator, laminated floor, front window

### REAR LANDING -

### BATHROOM

12'7" x 10'8" (3.84m x 3.25m)

With tiled walls and bath having shower attachment, wash hand basin, toilet, access to airing cupboard

### BEDROOM 3

11'6" x 10'10" max (3.51m x 3.30m max)

Being 'L' shaped with radiator, double aspect windows

### FORMER SHOP ACCOMMODATION:

19'2" x 18'5" plus rear area 14'9" x 8'6" (5.84m x 5.61m plus rear area 4.50m x 2.59m)

A great space that could either be re-opened as a shop/commercial premises or ideal as a home office/studio or workshop. This has recently been refurbished and replastered having separate entrance door and front display window.

### REAR STORE ROOM

15' x 12'6" (4.57m x 3.81m)

Oil fired central heating boiler, rear door

### CLOAKROOM OFF

Having wash hand basin, toilet, tiled floor

### FURTHER STORE ROOM

10'10" x 8' (3.30m x 2.44m)

It is intended to put a staircase from this accommodation to the first floor flat for ease of access.

### FIRST FLOOR ANNEXE :

Having stone steps to the side leading to -

### HALLWAY

Radiator

## LIVING ROOM

18'7" x 13' (5.66m x 3.96m)

With laminated floor, wood burning stove, two radiators

## REAR DINING AREA

6'6" x 8'5" (1.98m x 2.57m)

## KITCHEN

9'9" x 6'2" (2.97m x 1.88m)

With range of fitted kitchen units of base and wall level incorporating oven, 4 ring lpg hob, 1.5 bowl sink unit, plumbing for dishwasher

## BATHROOM

With tiled walls having bath, wash hand basin, toilet, heated towel rail, extractor fan

## REAR BEDROOM 1

15'4" x 9'3" (4.67m x 2.82m)

Radiator, double aspect windows

## BEDROOM 2

11'6" x 8' (3.51m x 2.44m)

Radiator

## EXTERNALLY



A feature of this property is its delightful river side meadows with grassed area on the opposite side of the road to the front, on the right hand side of the property is a useful external workshop/outbuilding with a further area of land, bordering the river having attractive area of woodland, developed in recent years as a productive vegetable garden by the current vendors. Enjoying a delightful riverside location, in all approximately 1.5 acres.

## WORKSHOP



## GARDENS



## COUNCIL TAX BAND - D

Amount Payable: £2104 <http://www.mycounciltax.org.uk/>



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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