

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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**Aeron House, Isfryn & The Long Room, Cribyn, Lampeter, Ceredigion, SA48 7NB**  
**Guide Price £75,000**

\*\*\* To be offered for sale by Online Auction on Thursday 28th August 2025 \*\*\*  
 (Unless sold or withdrawn)

Guide Price £75,000-£100,000

An investment opportunity comprising of a detached building currently being a 2 bedroomed ground floor flat together with adjoining meeting room and kitchen and large 'Long Room' being Y Vestry to first floor together with external corrugated iron workshop. Convenient location in the center of the popular village of Cribyn, convenient to Lampeter and Aberaeron.



## DESCRIPTION



A detached building previously utilised as a vestry meeting room and with self contained 2 bedroom flat. We understand the property was originally two houses, is of traditional construction with latter rear 2 storey addition and is in need of refurbishment and renovation works. The property provides an ideal opportunity for somebody to develop a substantial building in a popular village location and in our considered opinion having significant potential.

### AERON HOUSE:

Comprising a ground floor Self Contained 2 Bedroom Flat provides -

### HALLWAY

### LIVING ROOM

14' x 12'2" (4.27m x 3.71m)



Front window, night storage heater

### BEDROOM

10'5" x 7'10" (3.18m x 2.39m)



Rear window, night storage heater

### INNER LOBBY

Storage cupboard off

### BATHROOM

10'4" x 6'1" (3.15m x 1.85m)



With bath having shower over, pedestal wash hand basin, low level toilet, access to airing cupboard with copper cylinder

### BEDROOM 2

10'3" x 9'8" (3.12m x 2.95m)



Rear window



## KITCHEN

12'2" x 9'9" (3.71m x 2.97m)



With base units incorporating single drainer sink unit, rear door, night storage heater

## ISFRYN:

Which has recently been used as a meeting room with -

## RECEPTION/MEETING ROOM

17'3" x 12'3" (5.26m x 3.73m)



Modern tile fireplace (no chimney)

## REAR KITCHEN

10'6" x 7'10" (3.20m x 2.39m)



With base units incorporating 1 1/2 bowl sink unit, rear entrance door.

## THE LONG ROOM:

37'10" x 24'7" (11.53m x 7.49m)



There are steps leading up to the Long Room, previously used as a vestry by the adjoining chapel. A large room suitable for a host of uses with open vaulted ceiling having exposed 'A' frames, rear entrance door with fire escape steps

## KITCHEN AREA

12'2" x 10' (3.71m x 3.05m)

Having base units, single drainer sink unit.

## EXTERNALLY



The property has frontage to the B4337 roadway with pedestrian access to rear court yard/garden area, having corrugated iron workshop.

## SERVICES

We understand the property has two separate electrical supplies and is connected to mains water and mains drainage.

## COUNCIL TAX BAND -

## **Viewings**

Strictly by appointment only.

Block viewings on Monday 28th of July, Monday 4th of August and Friday 8th of August

## **AUCTION GUIDELINES**

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

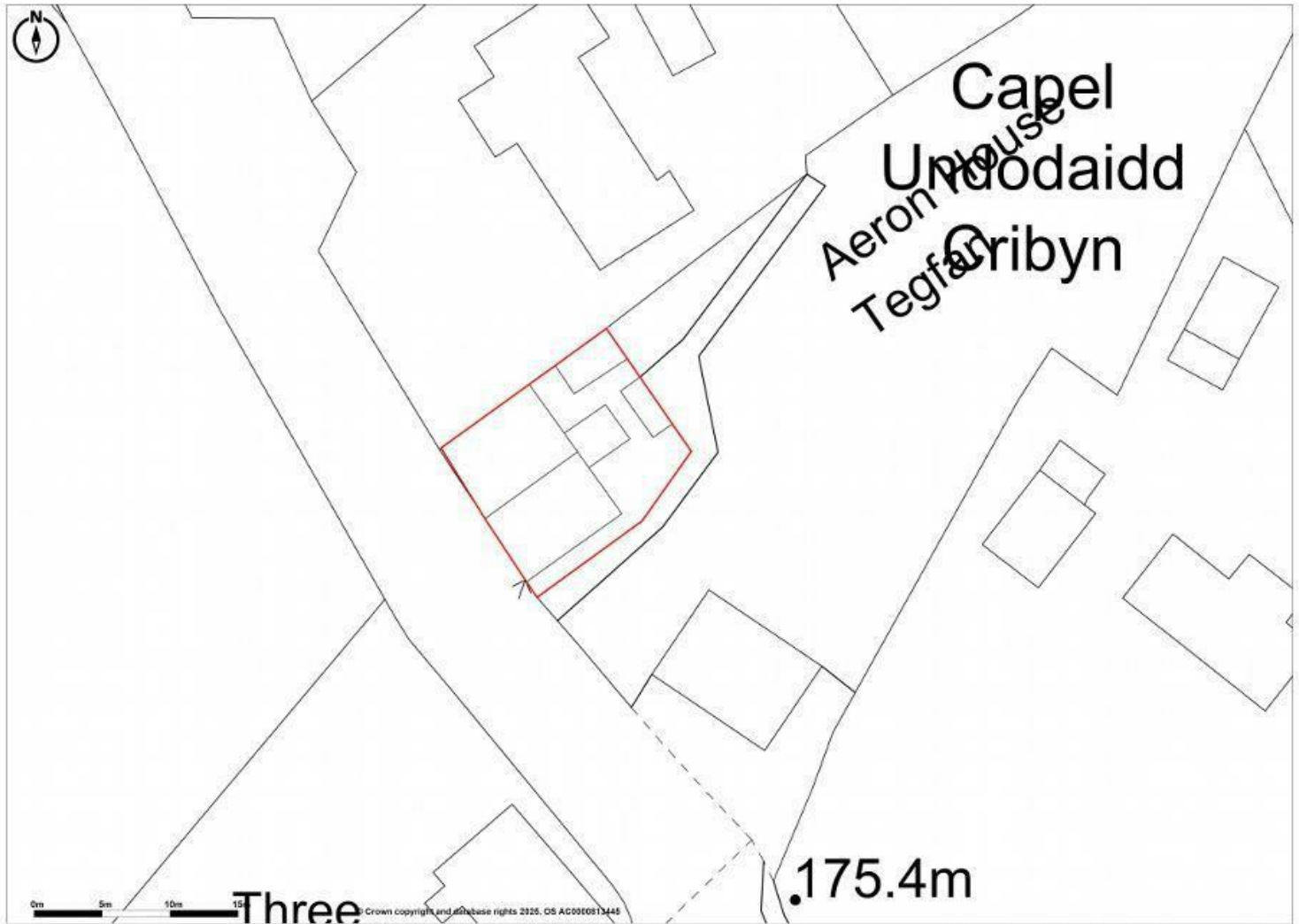
The purchase is also subject to a buyers premium of £1500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

## **REGISTERING FOR THE AUCTION**

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website [www.evansbros.co.uk](http://www.evansbros.co.uk) search for "Cribyn" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on Wednesday 27th August 2025 and closing at 7.30 pm on Thursday 28th August 2025 (subject to any bid extensions).

## **GUIDE PRICE**

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.



**Promap**  
LANDMARK INFORMATION

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#### 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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

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



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