

A partly converted former Primary School in a stunning edge of Village setting amongst the delightful Cambrian Mountains. Ysbyty Ystwyth, West Wales



Yr Hen Ysgol, Ysbyty Ystwyth, Ystrad Meurig, Ceredigion. SY25 6DE.

£350,000

REF: R/4941/LD

*** A partly converted former Primary School *** Traditional stone and slate construction offering extensive and spacious accommodation *** Partly converted with, we are informed, full Building Regulations to date *** Possible 6 bedroomed, 2 bathroomed accommodation *** Open plan kitchen/diner/living area *** Fantastic vaulted ceilings

*** High end fixtures and fittings with no expense spared to date *** Electrics and plumbing first fix carried out *** Partly renovated - Not completed *** Bespoke windows and doors *** Oil fired central heating, mains water, mains electricity, private drainage *** Possibility to split into two dwellings or holiday let (subject to consent)

*** Generous plot with a large tarmacadamed playground/parking area *** Traditional stone walled boundary *** Magnificent views to the front overlooking the Cambrian Mountains and the surrounding West Wales countryside *** Enjoying an elevated position on the edge of the Village *** A rare and unrivalled opportunity to create your own dream home in the West Wales countryside



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LOCATION



The property is located 10 miles from the University Town Coastal Resort and Administrative Centre of Aberystwyth, 3 miles from the popular Village Community of Pontrhydfendigaid, 1 mile from Pontrhydygroes and 8 miles from the Market Town of Tregaron. It enjoys delightful rural views from an elevated position on the edge of the popular Village of Ysbyty Ystwyth.

GENERAL DESCRIPTION

The former Primary School has undergone comprehensive refurbishment in recent years but as yet not fully completed. We are informed that the works carried out are under Building Regulations and the property has adopted a no expense spared approach. It has the benefit of new double glazed windows, Bespoke doors and extensive accommodation, with the possibility of 6 bedrooms and possible sub division (subject to consent).

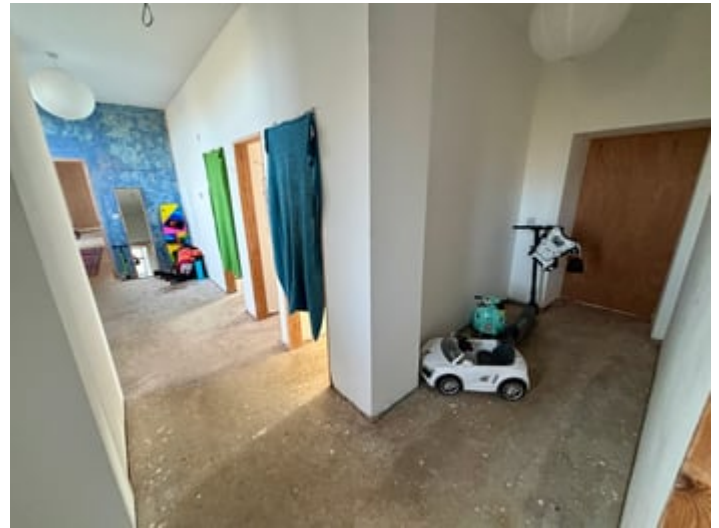
Externally it enjoys a walled boundary with ample parking on a tarmacadamed driveway/play area with lawned areas and a greenhouse. It enjoys a stunning rural location with fantastic views over the Cambrian Mountains.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With Bespoke made to measure wooden entrance door.



RECEPTION ROOM 1

12' 9" x 7' 2" (3.89m x 2.18m). With staircase to the first floor accommodation, double aspect windows.



FIRST FLOOR (FRONT)

BEDROOM 1

17' 9" x 16' 9" (5.41m x 5.11m). With a vaulted ceiling, radiator.



POSSIBLE BEDROOM 2/CINEMA ROOM

30' 0" x 15' 6" (9.14m x 4.72m). With a vaulted ceiling with exposed beams and three Velux roof windows, two radiators, balcony overlooking the kitchen/diner.



POSSIBLE BEDROOM 2/CINEMA ROOM (SECOND IMAGE)



AIRING CUPBOARD

With hot water cylinder and immersion.

GROUND FLOOR

W.C.

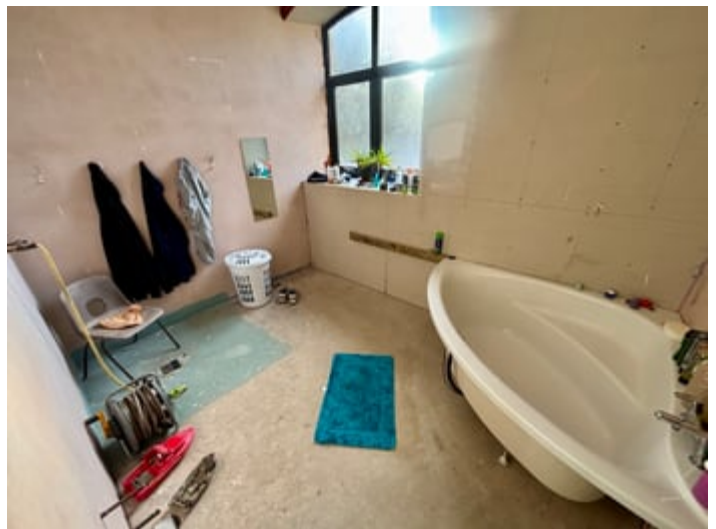
With low level flush w.c.

BOILER ROOM

With Worcester oil fired central heating boiler, underfloor heating manifold to the ground floor.

BATHROOM

With full plumbing in-situ but currently benefiting from a corner bath and heated towel rail.



KITCHEN/DINER/LIVING AREA

41' 0" x 16' 9" (12.50m x 5.11m). A large open plan Family room with three large picture windows, patio doors opening onto the rear garden area, Dwarf wall for separation to the living area. A fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric cooker point and space, plumbing and space for automatic washing machine and tumble dryer, vaulted ceiling with exposed beams.



KITCHEN/DINER/LIVING AREA (SECOND IMAGE)



KITCHEN/DINER/LIVING AREA (THIRD IMAGE)



KITCHEN/DINER/LIVING AREA (FOURTH IMAGE)

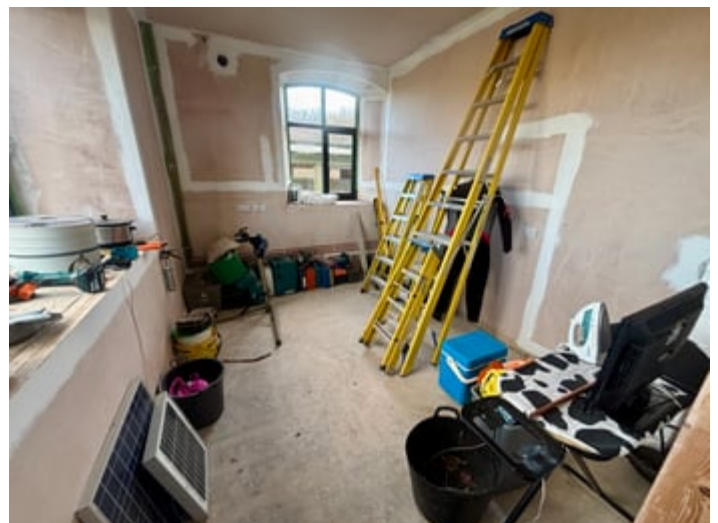


SIDE HALLWAY

With Bespoke side entrance door.

UTILITY ROOM

13' 3" x 9' 6" (4.04m x 2.90m). With double aspect windows.



INNER HALLWAY

Leading to

**BEDROOM 3**

10' 9" x 12' 2" (3.28m x 3.71m).

**RECEPTION ROOM 2**

17' 4" x 8' 2" (5.28m x 2.49m). With staircase leading to the first floor.

**BEDROOM 4**

12' 9" x 12' 7" (3.89m x 3.84m).

**EN-SUITE TO BEDROOM 4**

With plumbing in-situ.

FIRST FLOOR (REAR)**BEDROOM 5**

10' 9" x 12' 2" (3.28m x 3.71m). With vaulted ceiling.



BEDROOM 6

12' 9" x 12' 7" (3.89m x 3.84m). With vaulted ceiling.



EXTERNALLY

PARKING AND DRIVEWAY

The property sits within a sizeable plot and is still currently laid out as a play ground area but offers ample parking on a tarmacadamed surface.

GARDEN

Various lawned areas with a GREENHOUSE. A particular feature of the garden is its traditional stone walled boundary.



GARDEN (SECOND IMAGE)



VIEWS

The property enjoys an elevated position with far reaching views over the Cambrian Mountains.



FRONT OF PROPERTY



REAR OF PROPERTY



POSITION



AERIAL VIEW



AGENT'S COMMENTS

A rare and unrivalled opportunity. A property in need of completion but enjoys a fantastic location.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed once the property is fully completed.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

PLEASE NOTE

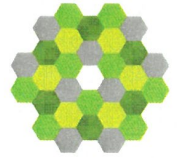
The property is yet to be completed but we are informed that the works carried out are to Building Regulations standards.

Services

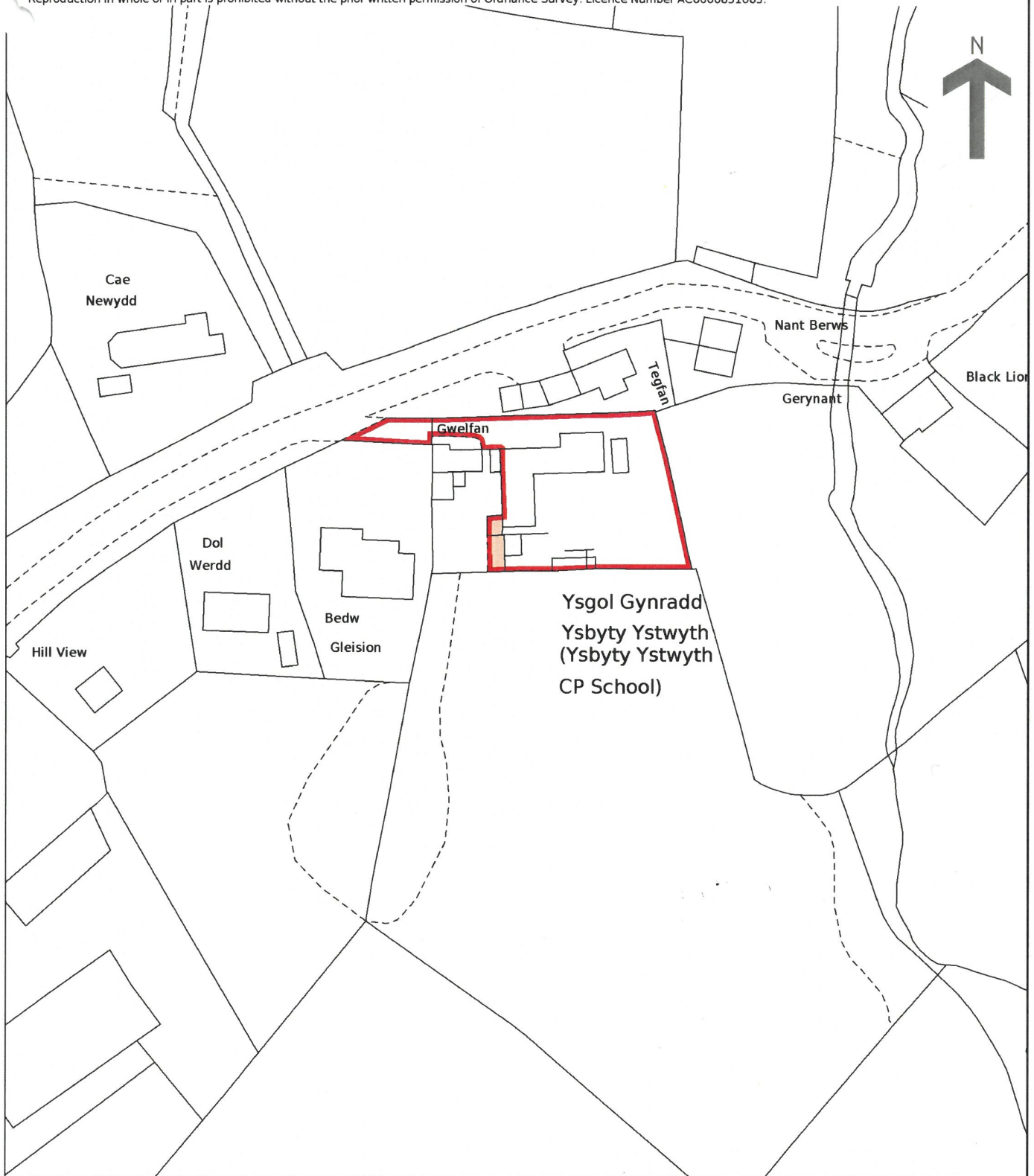
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating (underfloor heating to the ground floor, radiators to the first floor), double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of
title plan

Title number **CYM487874**
Ordnance Survey map reference **SN7371NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Oil.
Underfloor Heating.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No



Directions

From Lampeter take the A485 road to Tregaron. Proceed North along the B4343 towards Pontrhydfendigaid. On reaching Pontrhydfendigaid after passing the Garage turn right and continue on the B4343 to Ysbyty Ystwyth. Once reaching Ysbyty Ystwyth proceed through the Village and the former Primary School will be found on your right hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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For further information or to arrange a viewing on this property please contact :

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