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RICS



Since 1989

*An exciting refurbishment/renovation project with immense potential. Pontsian, near Llandysul,
West Wales*



The Old Village Stores, Pontsian, Llandysul, Ceredigion. SA44 4TU.

REF: R/2755/LD

£215,000

*** An exciting refurbishment/renovation project *** A former Village Store and Mill *** Part converted - Currently offering 3 double bedrooms *** Immense potential with large open plan former Mill/Warehouse

*** Fantastic period character - A great project to get stuck into *** Historical and imposing centre of Village property *** Utterly charming and would make the most perfect Family home

*** Off lying garden with peaceful and picturesque stream side setting *** Vegetable beds and lawned areas *** Unique lifestyle property within the popular Village of Pontsian *** Short drive to Cardigan Bay Coast, Llandysul and Lampeter ***
Contact us today

LOCATION

Well situated within the popular picturesque Village of Pontsian with a good range of local amenities, including Village Shop, Village Hall, and Places of Worship, only some 4 miles distant from the Teifi Valley Market Town of Llandysul, some 7 miles from the University and Market Town of Lampeter and only a 15 minute short drive from the Ceredigion Heritage Coastline of New Quay.

GENERAL DESCRIPTION

An exciting opportunity awaits. Here we have for sale a Former Village Stores with fantastic period character and charm. The property has undergone part conversion but could offer the perfect Family home. The kitchen/diner, formerly a Shop, has period features still in-situ. To the rear of the property lies the former Mill/Warehouse, a stunning open plan vaulted ceiling room with immense potential. In all a property deserving early viewing and currently consists of the following:-

THE ACCOMMODATION

RECEPTION HALL

Having access via a solid period style front entrance door, slate flooring,

KITCHEN/DINER



26' 5" x 17' 6" (8.05m x 5.33m). Being the Former Shop, with period features still in-situ, and currently consisting of fitted wall and floor cupboards with a ceramic 1 1/2 sink and drainer unit, oil fired Rayburn Range, cooker point, two large windows enjoying views over the Village Square.

FORMER MILL/WAREHOUSE



45' 0" x 18' 0" (13.72m x 5.49m). Open plan multi level room with vaulted ceilings with original 'A' framed beams with roof windows and four large full length windows enjoying views over the rear courtyard garden. staircase to the first floor accommodation, cast iron multi fuel stove, Worcester oil fired central heating boiler, utility cupboard with plumbing and space for automatic washing machine. This room could offer great potential as a large living room or be split to offer multiple rooms. It has a great height and could offer two storied living. The potential is massive.

FORMER MILL/WAREHOUSE (SECOND ANGLE)



FORMER MILL/WAREHOUSE (THIRD ANGLE)



POTENTIAL DINING ROOM/CURRENT STORE ROOM

18' 0" x 15' 0" (5.49m x 4.57m). With tiled flooring, accessed via the Reception Hall.

WET ROOM

7' 8" x 5' 7" (2.34m x 1.70m). A purpose built unit with a walk-in shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan.

FIRST FLOOR

LARGE LANDING

Leading to

BEDROOM 1



17' 8" x 17' 8" (5.38m x 5.38m). With stripped wooden flooring, open vaulted ceiling with original 'A' framed beams, radiator.

BEDROOM 2



11' 2" x 12' 6" (3.40m x 3.81m). With radiator, stripped wooden flooring.

BEDROOM 3



15' 0" x 12' 6" (4.57m x 3.81m). With stripped wooden flooring, radiator.

BATHROOM



With low level flush w.c., pedestal wash hand basin, panelled bath with Red Ring shower over, radiator, tiled flooring, extractor fan.

EXTERNALLY

REAR COURTYARD AREA



With access via the large open plan Former Mill/Warehouse, also housing the UPVC oil tank.

OFF LYING GARDEN



Located a short walk (20 yards) from the front door lies a lawned garden area enjoying a stream side location with vegetable beds and a range of fruit trees, all of which is highly desirable and creates an outdoor area and gives a great sense of Village Community.

GARDEN (SECOND ANGLE)



GARDEN (THIRD ANGLE)



PLEASE NOTE

The adjoining property has undergone a comprehensive refurbishment programme in recent times and this property could also offer itself to be refurbished to the same standard. Further information available via the Selling Agents.

AGENT'S COMMENTS

A property with great potential. A must view.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, shared private drainage, oil fired central heating.

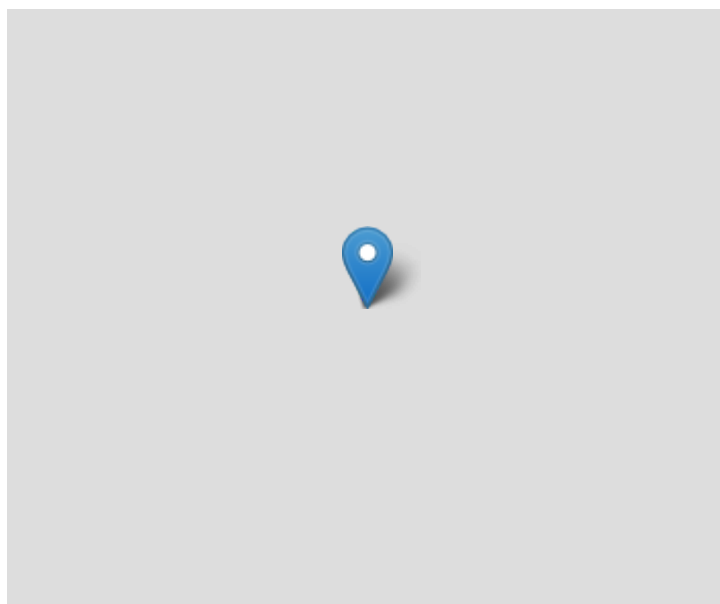
Directions

From our Lampeter Office take the A475 Newcastle Emlyn road. Continue through the Villages of Llanwnnen, Drefach and Cwmsychpant. Continue down the hill to Rhydowen. Turn right at the square towards Pontsian. On reaching the main square in Pontsian, with the Shop in front of you, the property will be located to the left.

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

All our properties are also available to view 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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