

A prominent mixed use Town Centre premises with good income capabilities. Llandysul, West Wales



Craigfryn, High Street, Llandysul, Ceredigion. SA44 4DN.

£119,950

REF: R/3719/LD

*** No onward chain - Priced to sell *** Great investment opportunity *** Prominent mixed use Town Centre premises with good income capabilities *** Llandysul Town Centre, Ceredigion, West Wales *** End of terrace property with on street parking

*** An A2 Listed ground floor office space measuring 440 sq ft *** An additional 1 bedroomed flat - Recently modernised *** Benefiting from rear access *** No garden area *** A great opportunity for conversion into two residential flats, one large house or further office space (subject to consent)

*** Popular Market Town position with a good range of local facilities and Primary and Secondary Schooling *** Close to the Coast - Yet a 30 minute drive from the M4 Motorway *** Popular location - Busy High Street and thoroughfare *** Must view - A rare investment opportunity within the Town



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LOCATION

The property is situated within Llandysul High Street, a popular former Market Town, with excellent footfall and level of residential property within this popular locality, located on the High Street with major Retailers including Boots and Spar.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this end of terrace mixed use premises within the Town Centre of the Market Town of Llandysul.

The property currently offers an office space to the ground floor and the first floor offering a 1 bedroomed flat, both having separate Pedestrian access points.

The property offers a great investment opportunity or conversion with the possibility for two flats, one large dwelling or further office space (subject to consent).

It is convenient with many of the Town's amenities nearby and close to the Coast and the M4 Motorway. The property in particular offers the following.

OFFICE SPACE



17' 3" x 16' 9" (5.26m x 5.11m). With large window frontage to the main High Street, front entrance door, understairs storage cupboard, steps leading onto the rear office.

REAR OFFICE



14' 2" x 10' 4" (4.32m x 3.15m).

REAR HALL/KITCHENETTE

With solid steel rear entrance door, fitted units with wash hand basin and space for under counter fridge.

W.C.

With low level flush w.c.

FIRST FLOOR

THE FLAT

With a separate access point to the side of the property, steps leading up the Landing.

LANDING

Leading to

LIVING ROOM



16' 4" x 12' 2" (4.98m x 3.71m). With two windows to the front, modern storage heater.

SHOWER ROOM



With low level flush w.c., shower cubicle, chrome heated towel rail, pedestal wash hand basin, Velux roof window, extractor fan.

SECOND FLOOR

AIRING CUPBOARD

Housing the hot water cylinder.

KITCHEN



10' 9" x 10' 5" (3.28m x 3.17m). A fitted Kitchen with a range of wall and floor units with stainless steel sink and drainer unit, electric cooker with 4 ring hob and extractor hood over, utility cupboard with plumbing for automatic washing machine.

BEDROOM



17' 2" x 15' 3" (5.23m x 4.65m). With two Velux roof windows, exposed beams, night storage heater.

EXTERNALLY

PEDESTRIAN ACCESS

The property enjoys rear Pedestrian access but no garden.

PARKING

On street parking.

FRONT OF PROPERTY



SIDE ELEVATION



REAR OF PROPERTY



INCOME CAPABILITIES

We are informed the property could provide an income of approximately £1,000 per calendar month.

TENURE AND POSSESSION

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

COUNCIL TAX

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

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.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: On Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Mobile Signal

?

Construction Type

Traditional

EPC Rating: E (39)

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


The property is located within the centre of the Town of Llandysul. As you drive through the Town along High Street continue to the end of the 'One Way' system and the premises will be located thereafter on your left 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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