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INVESTMENT OPPORTUNITY! 15 minutes Cardigan Bay - West Wales.



The Former Capel Cynon School Capel Cynnon, Ffostrasol, Llandysul, Ceredigion. SA44 4JW.

Ref C/2186/RD

£230,000

****Investment Opportunity**Former Primary School now commercial premises**1 Bed Apartment**Set in 0.44 Acres**In all over 2,000 sq ft of buildings**Business Opportunity with accommodation**Tarmacadamed secure walled and fenced compound**Extensive road frontage****

****MUST BE VIEWED TO BE APPRECIATED****

Well positioned fronting the main A486 road, some 6 miles South of the popular coastal resort and seaside fishing village of New Quay, an equi distance South to the Teifi Valley town of Llandysul leading onto and within half an hours drive of Carmarthen and the link road to the M4 motorway.

GENERAL

The property comprises of a Former School and Old School House, currently the accommodation is all integrated providing class rooms and offices with toilets and kitchen.

There could be scope to segregate these further (stc) and there is potential to multi let the building.

The property is currently subject to a 5 Year lease at £9,000 per annum (inc the accommodation) which will expire in 2026.

GROUND FLOOR

Entrance Hall

With upvc double glazed entrance door.

Room 1



12' 3" x 10' 11" (3.73m x 3.33m) with dual aspect windows to front and side, multiple sockets.

Inner Hallway

Leading to -

Room 2



16' 6" x 9' 8" (5.03m x 2.95m) with high level window, part tiled flooring, multiple sockets.

Room 3

16' 0" x 9' 5" (4.88m x 2.87m) with high level window, tiled flooring, 2 x single wash hand basin, tiled splash back.

Side Porch

6' 2" x 5' 9" (1.88m x 1.75m) with tiled flooring, external door. Access into -

Side Storage Room.

W.C.



6' 1" x 6' 1" (1.85m x 1.85m) with w.c. single wash hand basin, washing machine connection, velux roof light over.

Former Class Room 1



18' 0" x 25' 1" (5.49m x 7.65m) with triple aspect windows to front, rear and side, electric heater, multiple socket, high level ceilings. Access to -

Side Porch

With external door and window to front. Side door leading into -

Kitchen

13' 11" x 10' 3" (4.24m x 3.12m) with stainless steel sink and drainer with mixer tap, fully tiled walls, dual aspect windows to front and side, water boiler. Side external door.

Former Class Room 2



24' 0" x 7' 0" (7.32m x 2.13m) with dual aspect windows to front and side, multiple sockets, heater.

FIRST FLOOR APARTMENT

Open Plan Kitchen



12' 11" x 14' 4" (3.94m x 4.37m) with a range of White base and wall units, sink and drainer with rear window overlooking the yard. Washing machine connection. Space for fridge freezer. Open plan into -



Lounge/Bedroom

12' 3" x 12' 0" (3.73m x 3.66m) with window to front and side, TV point. Multiple sockets.



Shower Room



With corner shower, w.c. single wash hand basin, side window, side airing cupboard.

EXTERNALLY

Outside Lean to Store Shed.

The Grounds



The property has extensive roadside frontage with a walled and secure fenced roadside boundary with double gated vehicular entrance which leads to -

To the Side and Rear

Side and rear former school yard, all of tarmac surface, again contained within a walled boundary with chain link fencing for security.



Services

We are advised that the property benefits from Mains Water, Electricity and Private Drainage.

Directions

Travelling on the main A487 coast road from Aberaeron towards Cardigan. At the village of Synod Inn turn left onto the A486 Llandysul road. Keep on this road for some 3 miles until you reach the hamlet of Capel Cynnon and you will then see the property on the right hand side, a mile or so before the village of Ffostrasol.

