

Regulated by:



Since 1989

*Character Cottage plus Retail Business Unit (potential annexe). Coastal village community.
Llanrhystud. West Wales.*



1 Moelivor Terrace, Llanrhystud, Ceredigion. SY23 5AB.

R/3243/DD

£235,000

****A traditional character end of terrace Cottage* Currently a successful holiday let**A Detached Business unit from a delightfully converted former Smithy currently A1 retail use (previously used as a Florist but now as a sandwich bar)**Great potential for a variety of commercial purposes and ideal granny annex/holiday let/home office/studio workshop etc (stc)**Small WC/Utility block**Spacious yard and parking**Patio/sitting area with glass balustrade overlooking the River Wyre** ** Recently installed Air Souce Heat Pump system, solar panels and part external wall insulaltion ****

Located within the centre of the coastal village community of Llanrhystud a popular residential locality alongside the main A487 coast road and providing an excellent range of local amenities including shops, post office, florist, public house, convenience store, filling station, primary school and nearby golf course and leisure centre. Some 9 miles south of the coastal university and administrative centre of Aberystwyth and some 4 miles north of the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities..



GENERAL

The offering of 1 Moelivor Terrace on the market provides prospective purchasers with an opportunity of acquiring a residence with potential income or alternatively full commercial usage.

The former Smithy which has been expertly renovated and refurbished has in the past been used as a florist shop but was used as a pop-up cafe during the Covid period. However, the planning permission states that the property benefits from Class A1 use (previously used as a florist but now to be used as a sandwich bar).

This building does however have potential for a variety of commercial purposes, be it retail, studio/workshop, home office or possibly conversion to a further holiday unit/Airbnb (subject to obtaining the necessary consents).

In all a very attractive property of great potential and of high residential and commercial appeal.

The Cottage, refurbished in recent times is nicely presented and with retained character features provides viz:

GROUND FLOOR

Entrance Hall

with uPVC double glazed entrance door, exposed ceiling beams.

Front Sitting Room

15' 1" x 9' 9" (4.60m x 2.97m) with exposed ceiling beams, front aspect window, wood burning stove on a slate hearth and central heating radiator.



Dining Room

15' 5" x 8' 0" (4.70m x 2.44m) with a Victorian cast iron fireplace (chimney part lined), front aspect window, exposed original timber floors, exposed beams, alcove and central heating radiator. 4'7" opening leads to:





Rear Kitchen

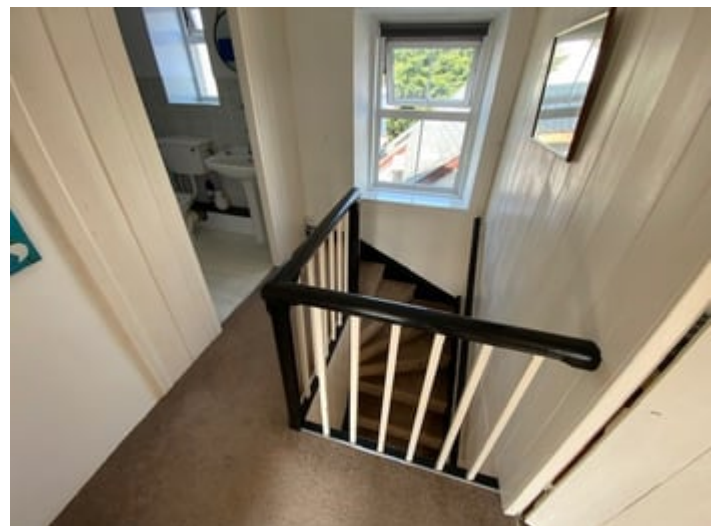
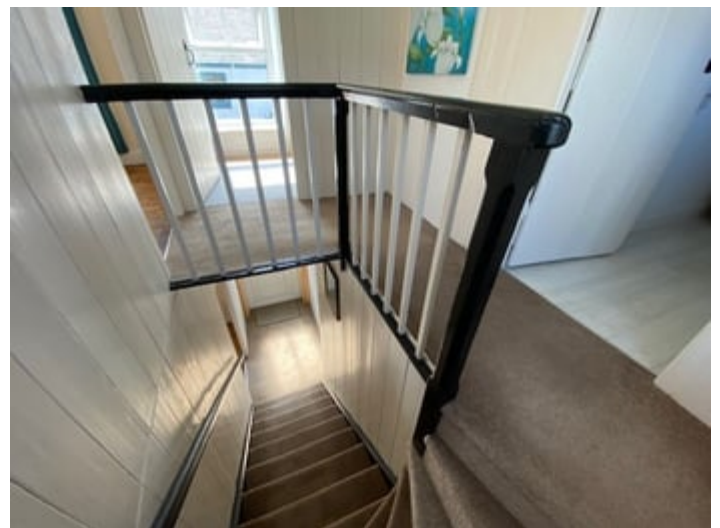
20' 5" x 4' 5" (6.22m x 1.35m) with a tiled floor, range of base cupboards with Formica working surfaces, stainless steel single drainer sink unit h&c, appliances including a Beko dishwasher and oven with cooker hood, small fridge freezer, 2 rear aspect windows, alcove leading to an understairs storage cupboard. Side exterior door.



First Floor

Central Galleried Landing

with Loft access



Shower Room

8' 9" x 4' 8" (2.67m x 1.42m) with laminate flooring, white suite provides a pedestal wash hand basin, low level flush toilet, tiled shower cubicle, part tiled walls, shelved alcove, electric heated towel rail, extractor fan, rear opaque window.



Front Double Bedroom 1

15' 1" x 9' 7" (4.60m x 2.92m) (max) being 'L' shaped with exposed timber floors, 2 front aspect windows and central heating radiator.



FORMER SMITHY

A quaint and character building of stone facing elevations under a slated roof, is very well presented and provides viz:



Front Double Bedroom 2

14' 6" x 8' 7" (4.42m x 2.62m) with front aspect window, exposed timber floors and central heating radiator.



Ground Floor Retail Space

20' 0" x 14' 7" (6.10m x 4.45m) with tiled floor.



Adjacent Kitchen

20' 0" x 5' 8" (6.10m x 1.73m) (could provide office and store room).

Loft over all with ladder access.



EXTERNALLY

Outside small WC/Utility Block

10' 0" x 8' 0" (3.05m x 2.44m) currently provides 2 x separate WC's PVC lined walls.

To the Front and Side

Is a large private level yard and parking space and with a lovely sitting out patio area with artificial grass surface and stainless steel post and rail glass balustrade guarding overlooking the adjacent River Wyre which forms the boundary on the west side. Currently there is no Garden.



Council Tax Band : B (Ceredigion County Council)

Directions

Travelling north east from Aberaeron towards Aberystwyth on the main A487 coast road, drive into the village of Llanrhystud passing the service station and Costcutters supermarket then the village hall keep further on until you see the village post office on the right hand side. Turn right at this point just before crossing the bridge with the Black Lion public house on the left hand side and as you turn right this property will be seen immediately on your left hand side.



Note -

Copies of the current planning permission are available for inspection from the Agents Aberaeron office (application number A220129).

Services

Mains electricity, mains water and drainage. Benefits from recently installed Air Source Heat Pump system, solar panels and part external wall insulation. EPC to be confirmed.

Tenure : Freehold