

A charming, well situated former 2/3 bedroomed Chapel House and Vestry, with extensive grounds and rear paddock, pleasant rural hamlet in the Teifi Valley, Nr. Newcastle Emlyn, West Wales



Ty-Capel (Capel y Drindod), Aberbanc, Newcastle Emlyn, Ceredigion. SA44 5NP.

£215,000

R/4981/AM

*** Former Chapel House ** 2/3 bedroomed accommodation *** 2 reception rooms *** Kitchen/Breakfast Room ***
Former Vestry ***

***Extensive grounds and rear paddock *** Located in small rural hamlet 3 miles from Newcastle Emlyn ***

*** Oil fired central heating and double glazing ***

Located within 0.5 miles and the market town of Newcastle Emlyn, offering a wide range of amenities being within 3 miles and the Ceredigion Heritage Coast at Llangrannog and Aberporth within 8 miles.



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GENERAL

Ty Capel (Y Drindod) a charming stone and slate built 3 storied Chapel House together with former Vestry on the lower ground floor, set within its own extensive grounds and including a rear paddock.

In all a very attractive residential property.

LOCATION

The property is set off the A475 Lampeter to Newcastle Emlyn road and has vehicular access from the B4334, Aberbanc to Llangrannog road. The property set within the rural hamlet of Aberbanc and the village of Penrhiwllan is within 0.5 miles and the market town of Newcastle Emlyn, offering a wide range of amenities being within 3 miles and the Ceredigion Heritage Coast at Llangrannog and Aberporth within 8 miles.

THE VESTRY

FORMER KITCHEN

13'10 x 8' within a timber and corrugated iron lean-to.



MEETING ROOM (INTERNAL)

6' 8 x 14'3 with former fireplace.



EXTERNALLY

Outside wc: with low level flush wc., and wash hand basin.

Adjacent boiler room: 10'6 x 7'4 with 'Grant' Oil fired central heating boiler running domestic systems.

THE CHAPEL HOUSE (TY CAPEL)

HALL



With part glazed UPVC front door. Radiator, laminate flooring and understairs cupboard.

KITCHEN/BREAKFAST ROOM



14'9 x 7'4 with 1.5 bowl sink unit, fitted base and wall cupboards. Electric cooker power point, extractor fan. Cooker space. Radiator.

RECEPTION/LIVING ROOM

14'4 x 10'1 with laminate flooring. Tiled fireplace.



DINING ROOM/ BEDROOM 3 (Possible)

14'6 x 10'6 with brick fireplace. Radiator. Laminate flooring. Built in cupboard. Exposed beams. Separate meter cupboard.



BEDROOM 1

14'5 x 10'1 with radiator.



BEDROOM 2

14' 7 x 11'3 with built in airing cupboard, copper cylinder and immersion heater. Radiator.



BATHROOM



7'6 x 6'2 with pedestal wash hand basin, low level flush wc. Panelled bath with 'Triton' electric shower over. Radiator.

EXTERNALLY

REAR GARDEN

The property has its own spacious gravelled drive and grounds together with a patio and decking area together with a most attractive level pasture paddock with access direct off the side lane.

UPVC oil tank



FRONT OF PROPERTY



REAR OF PROPERTY



TENURE AND POSSESSION

Leasehold with vacant possession.

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.

RESTRICTIVE COVENANTS

As a former religious building, it is a matter of importance that prospective purchasers note that the property herewithin being offered for sale to be transferred to the prospective purchaser(s) will be subject to restrictive Covenants imposed as follows:-

(i) To prohibit the manufacture, distribution, sale or consumption of beer, wine, spirits other intoxicating liquors or drugs other than pharmaceutical drugs or for any Club, Institution or Shop, at which intoxicating liquors or drugs other than pharmaceutical drugs are sold or consumed

- (ii) To prohibit the purpose of betting, gaming or wagering
- (iii) To prohibit any purpose which may be or become a nuisance or annoyance to the Transferor (the vendors).

Further details are available on application to the Sole Selling Agents.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (41)

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

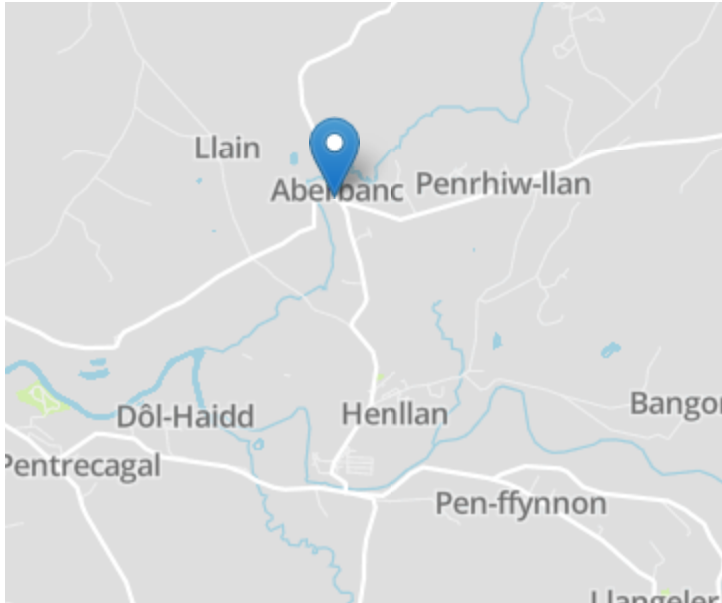
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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

Construction Type

Stone and slate



Directions

The property is located on the A475 within the small hamlet of Aberbanc which is on the Newcastle Emlyn side of Penrhiwllan. Alternatively, from Newcastle Emlyn, after proceeding over the Teifi bridge, turn right onto the A475 and the property will be found in the centre Aberbanc village, which is on the A475 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 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(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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