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RICS



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*Brand new 2 Bed affordable home. Llanarth. Near New Quay/Aberaeron. West Wales.*

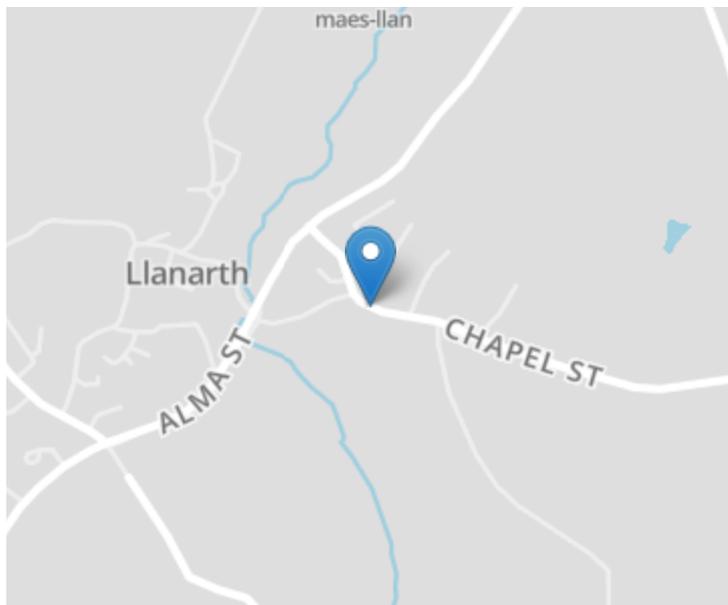


**Llety Ceirios - B Chapel Street, Llanarth, Ceredigion. SA47 0RG.**

**Ref R/2588/RD**

**£133,000**

**\*\*ATTENTION 1ST TIME BUYERS\*\* Outstanding Former Chapel Conversion \*\* Semi Detached 3 Storey -2 Affordable Home \*\* Dressed stone facades and original arched windows under a natural slate roof \*\* Developed to a high specification with good quality fittings and finishes \*\* The property forms a quarter footprint of the original building and is arranged on 3 floors \*\* Being one of four new dwellings \*\* DO NOT MISS OUT ON THIS OPPORTUNITY - MUST BE VIEWED TO BE APPRECIATED.** The property is situated within the village of Llanarth being conveniently positioned along the A487 coast road. The village offers an excellent array of services including popular local primary school, public house and hotel, village shop, post office and petrol station, places of worship and village hall. Having excellent public transport connectivity. The Georgian harbour town of Aberaeron is some 4 miles to the north offering a wider range of facilities and services includes local cafes, bars, restaurants, secondary school, local shops, health centre. Access to the All Wales coastal path. The harbour town of New Quay is some 3 miles to the west along the Cardigan Bay coastline. Being equidistant drive from the property is Aberystwyth to the north and Cardigan to the south.



## GENERAL

A high quality chapel conversion now providing a total of 4 freehold houses, all with external patios, gardens and designated parking areas for 2 cars. A truly wonderful project being completely unexpected with a number of character features remaining and being enhanced by great features and focal points to the property.

Opportunities such as this are rare and prospective buyers are encouraged to book a viewing at the earliest opportunity in order to secure a position within what will be a truly sought after address.

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## NOTE -

Please note this is an Affordable Dwelling - occupation is restricted to those who comply with Ceredigion County Council occupancy restrictions.

## GROUND FLOOR

### Entrance Hallway



5' 8" x 7' 4" (1.73m x 2.24m) Accessed via double glass panel door with fanlight over from the side patio into a light and inviting Hallway with wood effect flooring, radiator, multiple sockets.

### Ground Floor Bedroom 1



12' 2" x 12' 5" (3.71m x 3.78m) Double Bedroom, window to front, radiator, multiple sockets.

## En Suite



8' 1" x 5' 9" (2.46m x 1.75m) With 4'5" walk-in shower with side glass panel and waterfall head, heated towel rail, single wash hand basin and vanity unit, WC, wood effect flooring, side airing cupboard.

## FIRST FLOOR

### Landing



Feature side window allowing excellent natural light, electric socket.

## Bedroom 2



9' 5" x 12' 2" (2.87m x 3.71m) Double Bedroom, window to front, radiator, multiple sockets, feature painted stone walls, TV point.

## Bathroom



With 'P' shaped bath with shower over, heated towel rail, single wash hand basin on vanity unit, WC, wood effect flooring.

## SECOND FLOOR



**Living Room**



14' 3" x 12' 9" (4.34m x 3.89m) Good size family living room with ample space for furniture and dining table, 2 x Velux rooflights allowing excellent natural light, exposed beams to ceiling, multiple sockets, TV point, radiator, feature painted stone walls.

## Kitchen



8' 2" x 8' 1" (2.49m x 2.46m) A modern light grey range of kitchen base and wall units with well thought out layout with wood effect worktop, tiled splashback, fitted oven and grill with electric hobs with extractor over, Velux rooflight, stainless steel sink and drainer with mixer tap, wood effect flooring, space for fridge/freezer, multiple sockets.

## EXTERNALLY

### To the Front

Parking area for 2 cars and patio forecourt area.



Ffin and Llwyncelyn you will reach the village of Llanarth. Take the 1st left hand turning onto the B4342 Mydroilyn road. After 200 yards you will see the former Chapel on the right right hand side.



### Services

Mains water, electricity and drainage. Highly efficient electric heating. Council Tax Band.

The property is presumed to be Freehold.

### Directions

From Aberaeron the property is best approached by taking the main A487 coast road south west towards Cardigan. After some 4 miles having proceeded through the villages of Ffos y



**Clochdy  
(D)**

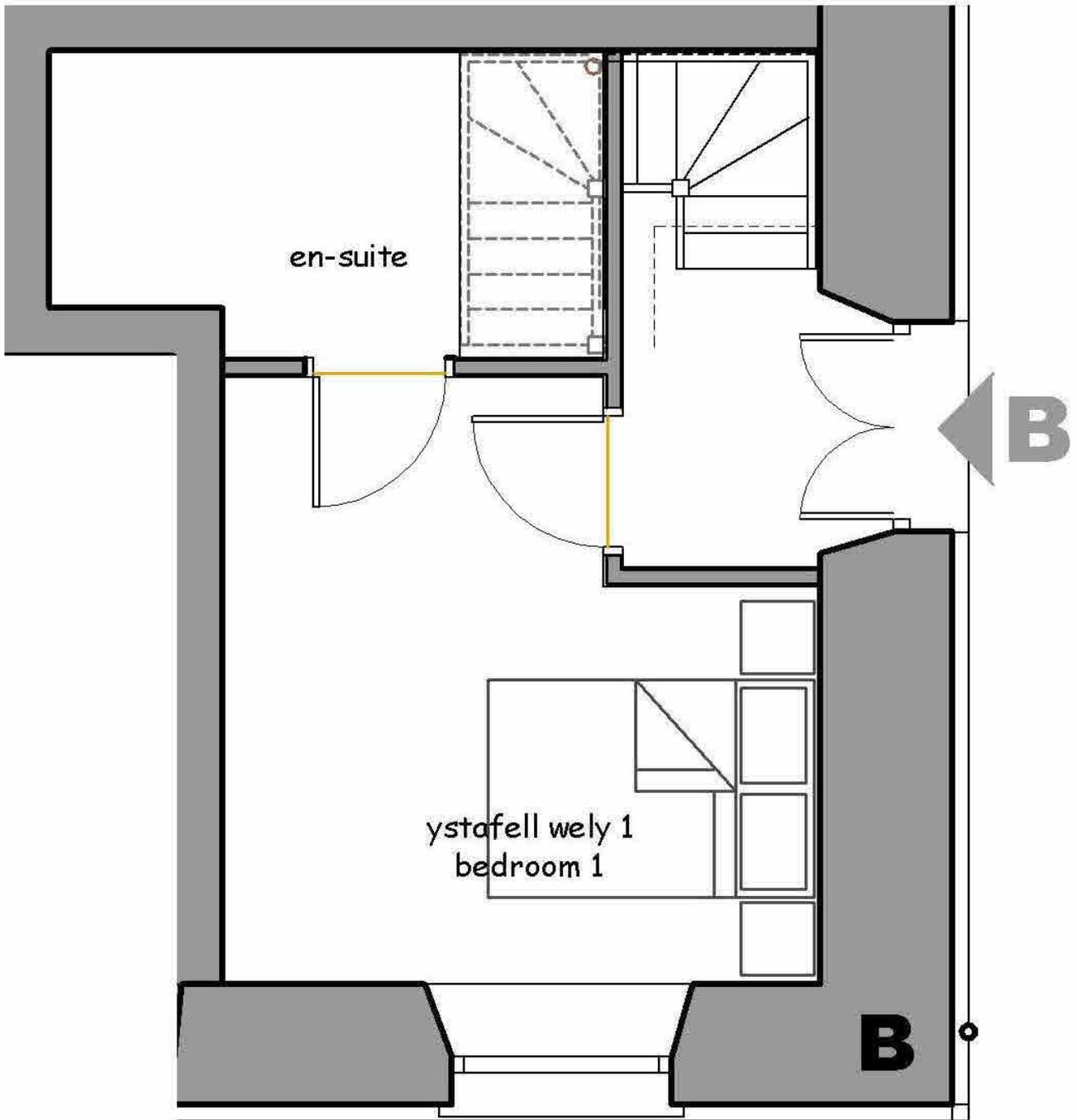
**Ceirios  
Wen  
(C)**

**Vronwen  
(A)**

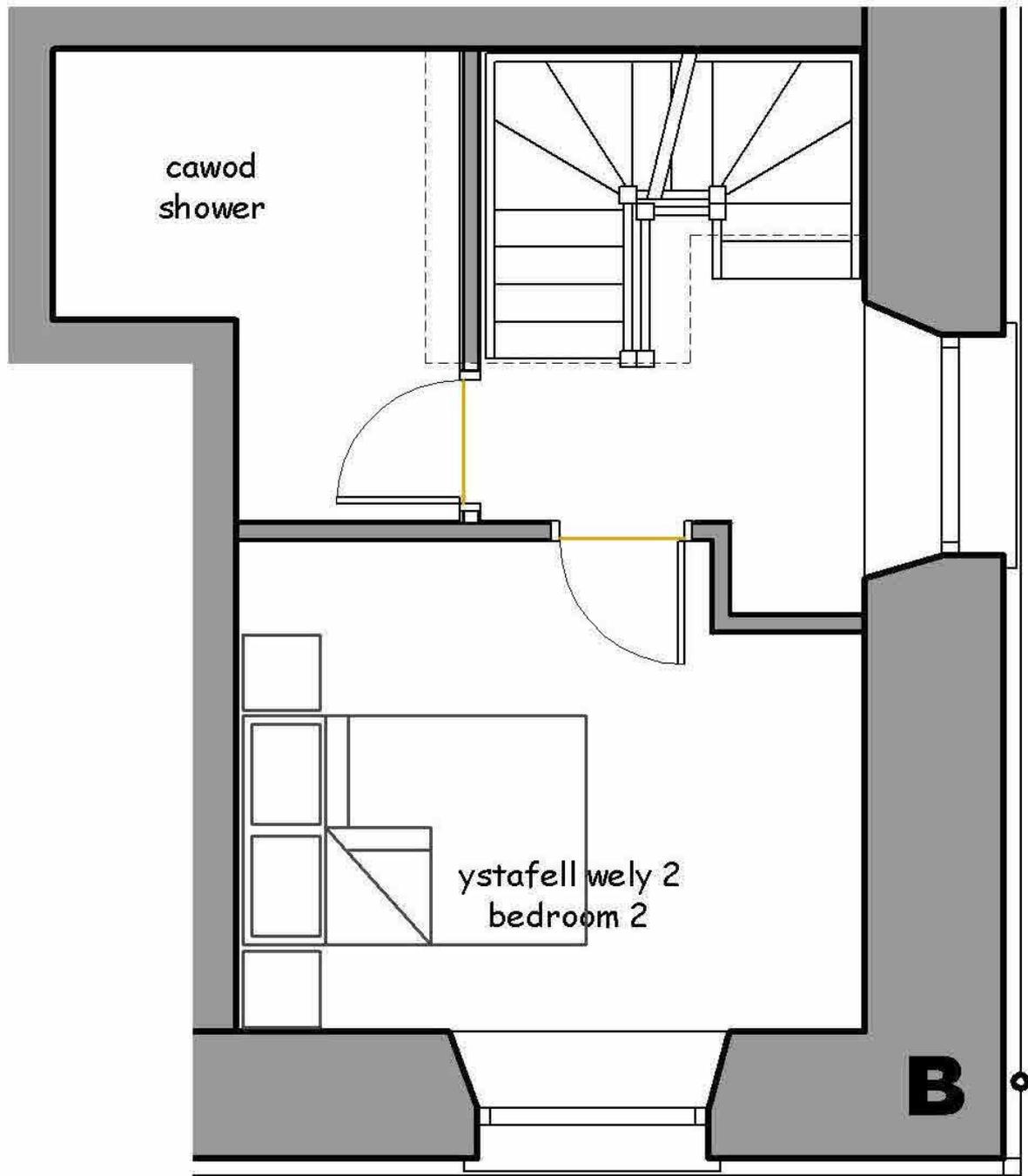
**Llety  
Ceirios  
(B)**

**Gold Crest  
(E)**

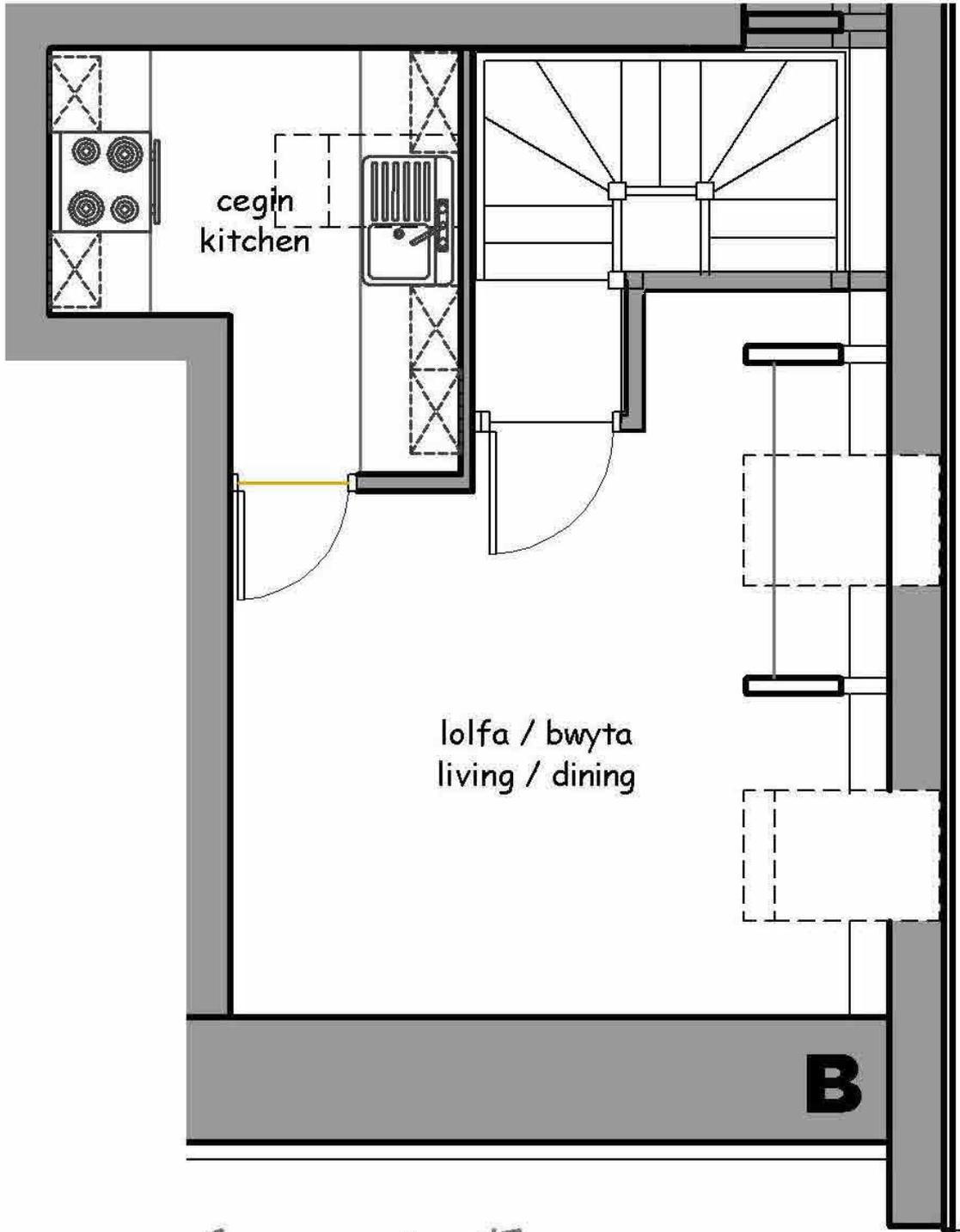
**Brynawen  
(F)**



■ Ground floor  
Llety Ceirios (B)



■ first floor  
 Uety Ceirios (B)



■ Second floor  
Llety Ceirios (B)