

*A former primary school with planning consent to change into a 3 bedrooed residential property.
8 Miles from Aberystwyth.*



**Yr Hen Ysgol (Former Primary School) - The Old School) Llanafan,
Ceredigion. SY23 4AZ.**

£200,000

REF: R/4366/AM

*** Substantial period stone and slate property *** On the Edge of a quiet rural village in the upper Ystwyth Valley *** With large grounds surrounding the property ***

*** Application Number - A230872 *** Ceredigion county Council *** Fulling planning permission to change of use into a living/working unit *** comprising of a 3 bedrooed living accommodation *** workshop/office area *** Direct access from a quite council maintained highway ***

*** Ample Parking *** Must be viewed to see the great potential ***



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Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Location

The property is situated on the outskirts of the rural Village of Llanafan, 8 miles from the University Town Administrative Centre and Coastal Resort of Aberystwyth with national rail network and the General Hospital of Bronglais and 7 Miles from the A487 Connection.

General Description

The perfect opportunity to create a substantial stone and slate 3 bedroomed family home with an area for a workshop/office to work from home. Drawings included within the brochure. Application Number - A230872.

The property offers a large area which gives the opportunity of a wide range potential from a large garden to a large parking area for a number of vehicles.

Please follow the link below to the Carmarthenshire County Council Planning Department: <https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=61862>

The property is currently configured in more detail as followed:



Rear Entrance Hall

Access via 2 half glazed timber doors.



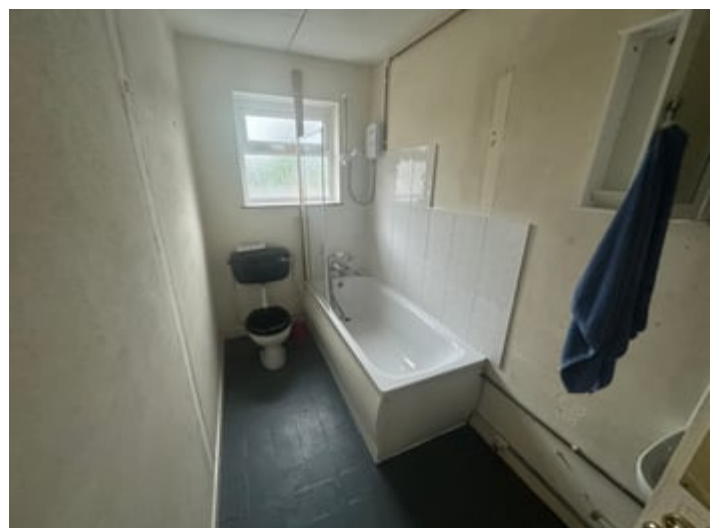
Boys Toilets

With a W.C., wash hand basins and a urinal.



Girl's Toilets

With a W.C., wash hand basin and a panelled bath.



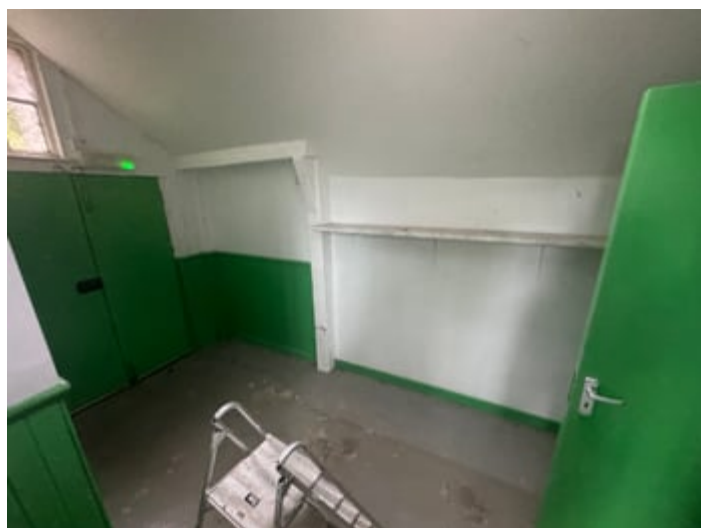
Office



Lean-to Store with a side entrance

Dining Hall

18' 0" x 11' 3" (5.49m x 3.43m) With a timber floor and exposed beams with a vaulted ceiling.



Inner hall

With storage area and a staircase leading a loft area overlooking the dining hall.

Classroom 1 (Front)

15' 7" x 13' 2" (4.75m x 4.01m) With timber flooring.



Classroom 2 (Rear)

119' 9" x 11' 1" (36.50m x 3.38m)

Kitchen

11' 3" x 11' 2" (3.43m x 3.40m) With floor units and a worktop over. Water heater and sink.



Externally

The property benefits from having a gated entrance with a tarmacadamed area to the front, side and rear of the property, providing a large area for ample parking and a garden area.



Front of property.



Extended Tarmacadamed Area



Tenure and Possession

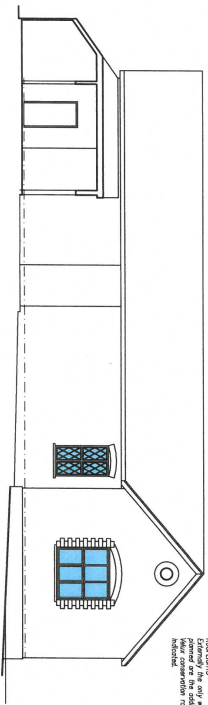
We are informed the property is of Freehold Tenure and will be vacant on completion.

Money Laundering Regulations

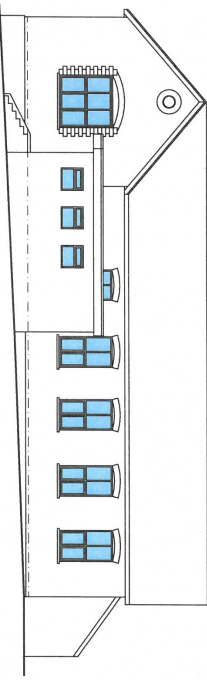
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

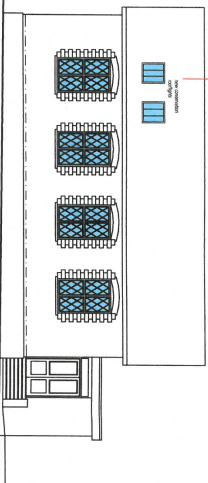
We are informed by the current vendors that the property benefits from having mains electricity, mains water and mains drainage. Telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



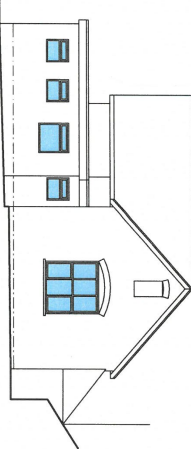
EDRYCHLAD BLAEN
front elevation



EDRYCHLAD CEFN
rear elevation

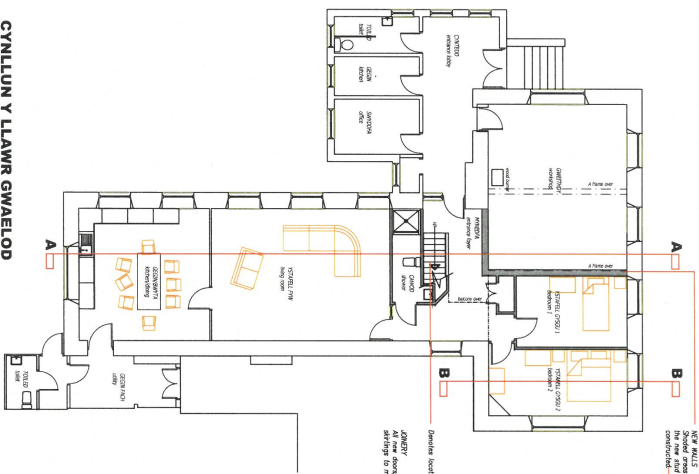


EDRYCHLAD OCHR
side elevation

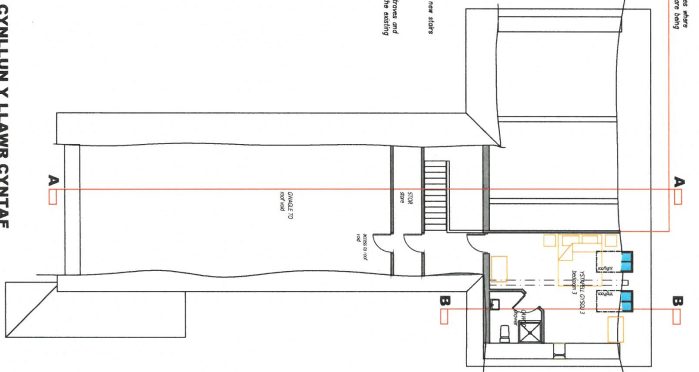


EDRYCHLAD OCHR
side elevation

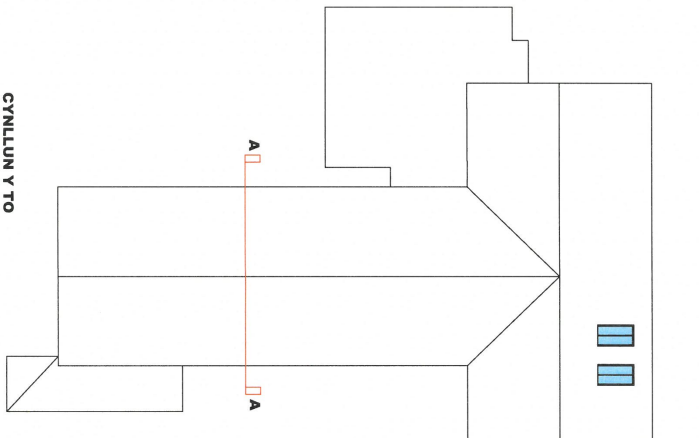
ROOFING TO BE REPEATED
following the addition of the
external window complete in
Metallic



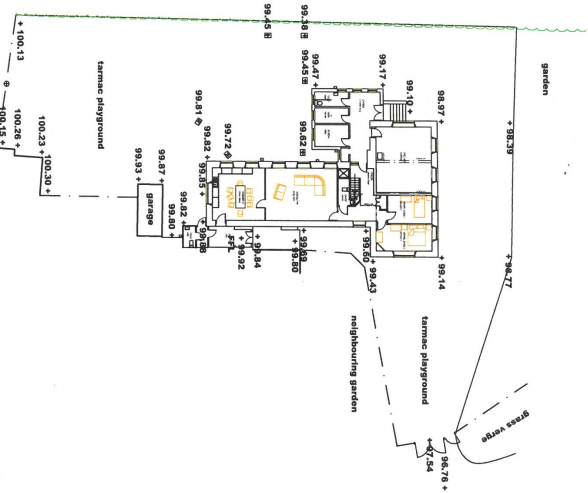
CYLLUN Y LLAWR GWAELOD
ground floor plan 1:100



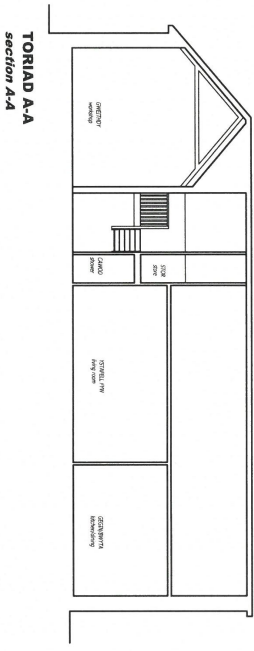
CYLLUN Y LLAWR CYNTAF
first floor plan



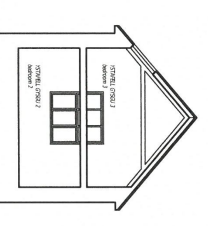
CYLLUN Y TO
roof plan



CYLLUN SAFLE
scheme site plan 1:250



TORIAD A-A
section A-A



TORIAD B-B
section B-B

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Directions

From Aberystwyth, take the A487 from Aberystwyth heading South. From the roundabout take the first left hand turning onto Penparcau Road and then take the first right hand turn onto the B4340. Continue on this road for approx 7.5 miles and take the left hand turning sign posted for Llanafan.

Continue on this road for approx a mile and the property will be located on your right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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