

Regulated by:

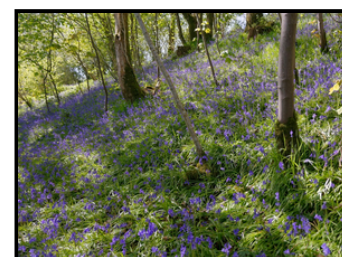


**RICS**



Since 1989

*A lifestyle property in the heart of the Teifi Valley including, Community Shop, 3 bedroom family home, 2 bedroom flat, 1.5 acres/paddock, and view over the River Teifi.*



**Llanfair Bridge Stores, Llanfair Clydogau, Lampeter, Ceredigion. SA48 8LA.**

**A/4833/AM**

**£398,500**

A lifestyle property in the heart of the Teifi Valley including, Community Shop and Post Office, 3 bedroom family home, 2 bedroom self contained annex, 1.5 acres of grounds and /or paddock. ~ESCAPE TO THE COUNTRY~\*\*\*Established Community Shop with family sized 3 Bed accommodation\*\*\*Shop includes Tobacconist and Off licence\*\*\*Post office with Salary\*\*\*Self contained 2 Bed Flat / Annex\*\*\*Parking and Outbuildings\*\*\*1.5 acres of grounds and paddocks \*\*\*

Llanfair Bridge Stores lies at the heart of the Teifi Valley Community of Llanfair Clydogau. It is very popular with the people living in the village and surrounding areas and provides a much needed centre for supplies and postal services. The business has been established for well over 100 years and also provides a tobacconist, off licence, bread, organic and wholefoods. It is located 3 1/2 miles to Lampeter and 1 3/4 miles to Llangybi.

\*\*\* For sale on retirement after 37 years trading - a proven business and lifestyle opportunity \*\*\*

## GENERAL

The property is a very rare opportunity to run a lifestyle business in West Wales from such a beautiful and historic location.

Llanfair Bridge Stores lies at the heart of the Teifi Valley Community of Llanfair Clydogau. It is very popular with the people living in the village and surrounding areas and provides a much needed centre for supplies and postal services. The business has been established for well over 100 years and also provides a tobacconist, off licence, bread, organic and wholefoods, with potential for tea rooms.

The property comprises of a 3 bedroom dwelling, community shop with parking, 1.5 acres of grounds and/or paddock, river frontage land and paddocks with woodland walk and a 2 bedroom flat / annex.



### The House

Half glazed UPVC door to

### Sitting Room

18' 9" x 14' 1" (5.72m x 4.29m). With stone inglenook fireplace, new 'Burley' log burner and flag stone hearth, laminate floor, understairs cupboard.



### Reception Room

18' 5" x 7' 6" (5.61m x 2.29m). With laminate floor, telephone point, radiator.

### Kitchen/Diner

16' 8" x 10' 8" (5.08m x 3.25m). With tiled floor, fitted oak fronted units, electric oven, 4 ring ceramic hob with hood extractor over, radiator, half glazed rear door to garden.



### Utility Room

10' 9" x 6' 8" (3.28m x 2.03m). With radiator, plumbing for dishwasher and washing machine, Worcester oil boiler and single drainer sink unit.

## First Floor

### Front Landing

With radiator and loft access.

### Bedroom 1



7' 4" x 18' 7" (2.24m x 5.66m). With laminate floor and radiator.

### Bedroom 2

9' 8" x 18' 6" (2.95m x 5.64m). With laminate floor and radiator.

## Rear Landing

### Bathroom

10' 8" x 12' 7" (3.25m x 3.84m). With panelled bath having shower over, radiator, raised throne low level flush toilet, pedestal sink, walk-in airing cupboard, exposed beams.



### Bedroom 3

10' 9" x 11' 5" (3.28m x 3.48m). With exposed beams, radiator, laminate floor.

## THE SHOP

Community Store including convenience store, Tobacconist, off licence, bread, organic and wholefoods and Community Post Office with salary subject to HMO approval of status. 537 sq ft.

To include trade fixtures and fittings. UPVC door and windows, double windows to front and return display, Post Office window and check-out.

### Shop Area



### Stores at Rear

14' 8" x 16' 4" (4.47m x 4.98m) max. With unloading door facility, external door to garden, Worcester domestic boiler for Apartment. Includes cloakroom, w.c., and wash hand

basin.

## THE APARTMENT

UPVC throughout.

### Hall

9' 4" x 7' 1" (2.84m x 2.16m). With radiator, loft access.

### Bathroom

With 3 piece suite, panelled bath with mixer tap and shower over, heated towel rail, pedestal wash hand basin, low level flush toilet.



### Lounge/Diner (Open Living Space)



18' 5" x 19' 6" (5.61m x 5.94m). With radiator, laminate floor.

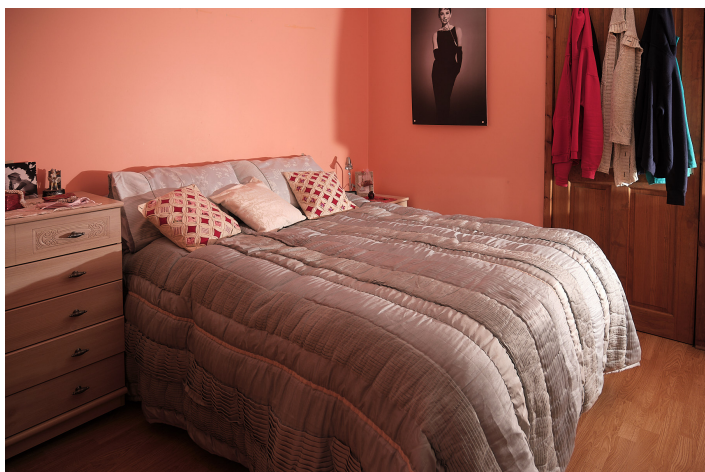
## Kitchen



With fitted units and eye level units, Calor Gas and electric oven, 1 1/2 bowl drainer sink unit, plumbing for washing machine.

## Bedroom 1

15' 2" x 9' 6" (4.62m x 2.90m). With radiator and laminate floor.



## Bedroom 2

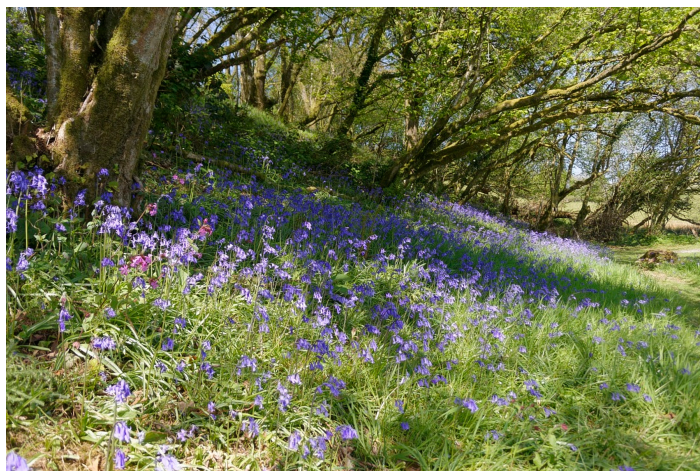
11' 5" x 11' 1" (3.48m x 3.38m). With laminate floor, radiator, airing cupboard with copper cylinder.

## Externally

### Garden

To the rear of the dwelling and shop with small stone outbuilding

## Land and paddock



1.5 acres of land with river frontage. The land consists of a paddock which extends under the Llanfair Bridge to the other side and a woodland walk that follows the Teifi up stream.

## Riverside Frontage



## Bluebell woodland



## Forecourt

At the front of the shop lies the Llanfair Bridge which gives access to the main village of Llanfair Clydogau. Before crossing the Bridge there is plentiful parking for the residences and customers as well as a corrugated steel outbuilding benefiting the property.

## Llanfair Bridge and south facing aspect



## Other Information

### Other Information

Council Tax Band:- D

Post Office: salary subject to HMO approval of status

Stock in shop: to be valued on purchase of premises.

Accounts: These are available to bona-fide applicants post inspection.

### Tenure

The property is presumed to be Freehold.

## Services

Services include -Oil Central Heating -Mains Water -Mains Electricity -Mains Drainage -Broadband (approximately 68-70mps)

## Directions

From our office in Lampeter turn left on the roundabout at Harford Square onto Bridge Street A482. Follow the road for 1/2 mile and turn left onto the B4343. Follow the road for 3 miles and on entering Llanfair Clydogau, turn left at the Village Hall, follow the road over Llanfair Bridge and the property will be directly opposite you.

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

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

# Energy Performance Certificate

Non-Domestic Building



Llanfair Shop  
Llanfair Clydogau  
LAMPETER  
SA48 8LA

**Certificate Reference Number:**  
0230-0736-5499-9191-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

99

This is how energy efficient the building is.

## Technical Information

Main heating fuel: Oil  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 298  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 79.93

## Benchmarks

Buildings similar to this one could have ratings as follows:

25

If newly built

84

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.