

Regulated by:



Since 1989

A fantastic opportunity. A traditionally built former Mill with paddock. Llanybydder, West Wales



Dyffryn Duar (Lot 3), Llanybydder, Carmarthenshire. SA40 9QD.

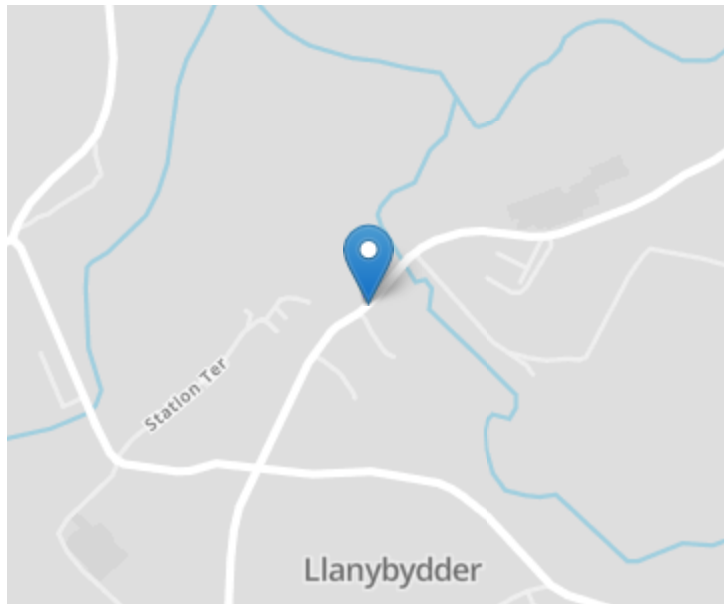
REF: R/3568/LD (Lot 3) - OFFERS OVER -

£140,000

*** No onward chain *** Traditional stone and slate property *** A fantastic residential development opportunity
*** Former Mill building with great conversion potential (see Architect plans)

*** Pasture/Pony paddock - Ideal for Animal keeping *** Edge of popular Village location *** Potential Family home/workshop space or additional residential dwelling (subject to consent)

*** Situated on a regular Bus route - Carmarthen to Aberystwyth *** 5 miles from the University Town of Lampeter *** Don't let this be a missed opportunity *** A property with unrivalled residential development appeal *** Contact us today to view



LOCATION

Well positioned in the popular Teifi Valley Market Town of Llanybydder, within walking distance to Shops, Post Office, Doctors Surgery, Chemist, Primary School, Public Houses and Places of Worship, 5 miles from the University and Market Town of Lampeter and within half an hour's drive to the County Town and Administrative Centre of Carmarthen.

GENERAL DESCRIPTION

The property comprises a traditionally built former two storied Mill building that offers a great conversion opportunity for residential or commercial use (subject to consent) with Architect plans already drawn and included within the brochure.

It sits within its own land of just under an acre with a useful pasture/Pony paddock all of which enjoying a mature hedge line boundary and good access.

In all a desirable country property in an edge of Village position and within close proximity to all everyday amenities. A great residential development opportunity awaits. The property consists more particularly of the following.

FORMER WOOLLEN MILL

This building offers great conversion/development opportunity (subject to the necessary consent being granted by the Local Planning Department of Carmarthenshire County Council). Please see Architect Drawings within the Brochure. Currently it offers workshop/storage space but, as mentioned, it could be re-developed for residential use (subject to consent). Current measurements are as follows.



GROUND FLOOR

29' 4" x 16' 3" (8.94m x 4.95m). With concrete floor, feature fireplace.

WORKSHOP AREA

26' 0" x 14' 0" (7.92m x 4.27m). With power and lighting.

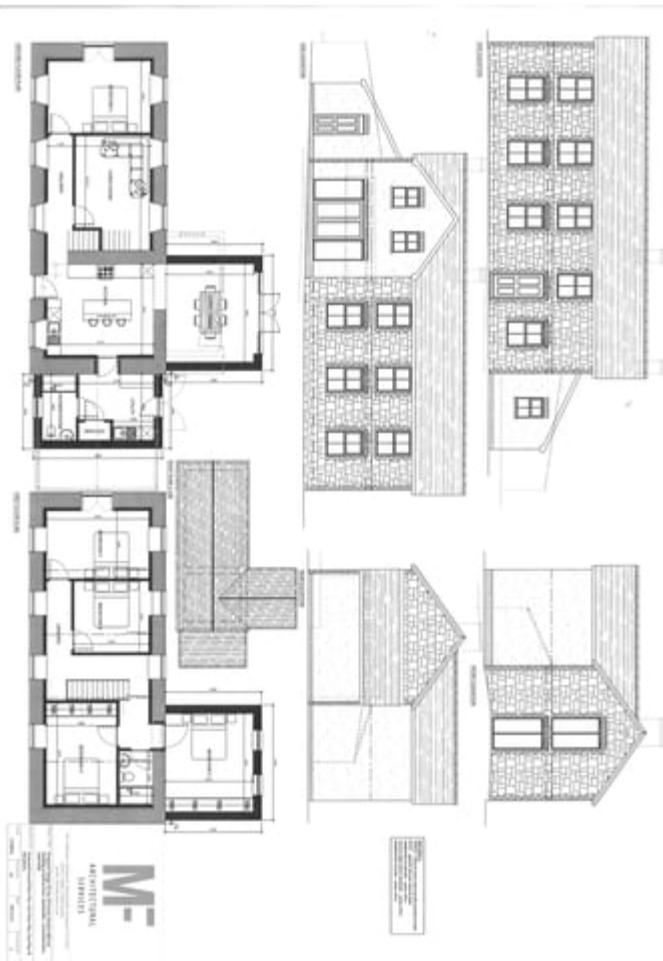
FIRST FLOOR AREA

44' 0" x 16' 10" (13.41m x 5.13m). Currently open plan with exposed timber 'A' framed beams and of traditional construction.

PADDOCK

Here lies a pasture/Pony paddock, having a mature hedge line boundary, and good access points. Ideal for those wishing to keep small Animals or as an extensive area, or to be split and utilised for the residential use of the former Mill (subject to consent).



PLAN A**PLAN B****AGENT'S COMMENTS**

A fantastic opportunity awaits. A workshop or residential development (subject to consent) in a popular edge of Town position.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

Services

We are informed by the Vendor that the property benefits from mains electricity.

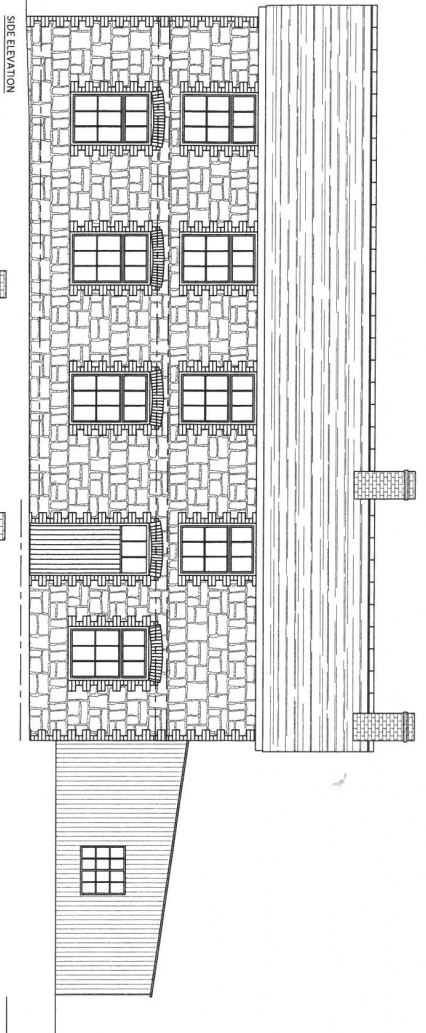
Directions

From Lampeter take the A485 road to Llanybydder. On entering the Village of Llanybydder the property will be the first property on your left hand side before the main square, as identified by the Agents 'For Sale' board.

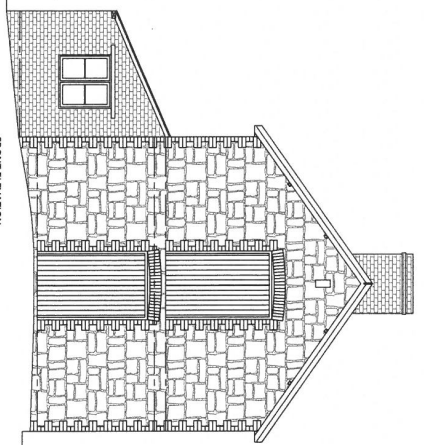
VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

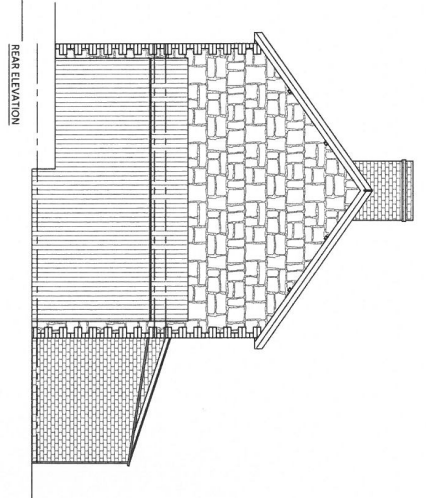
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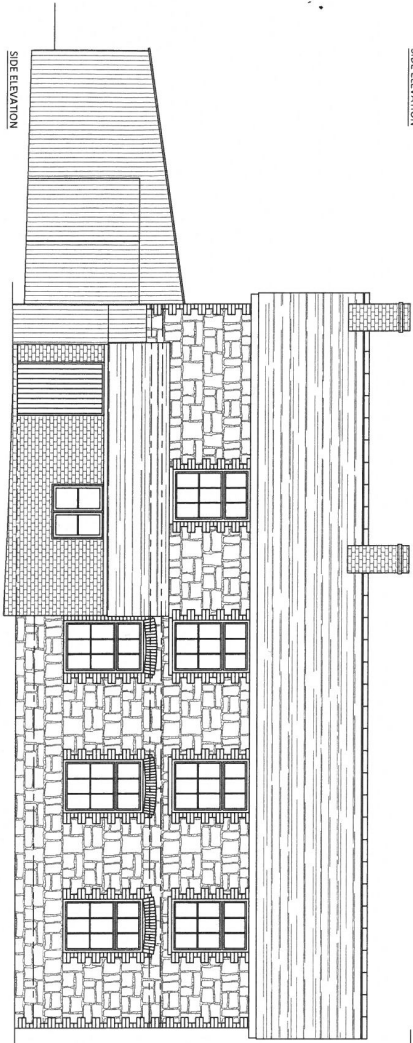
SIDE ELEVATION



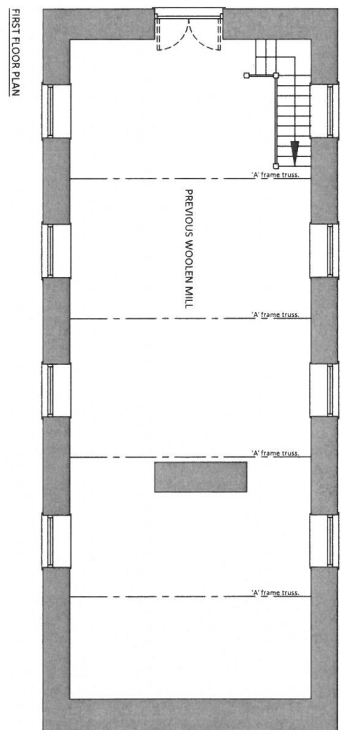
FRONT ELEVATION



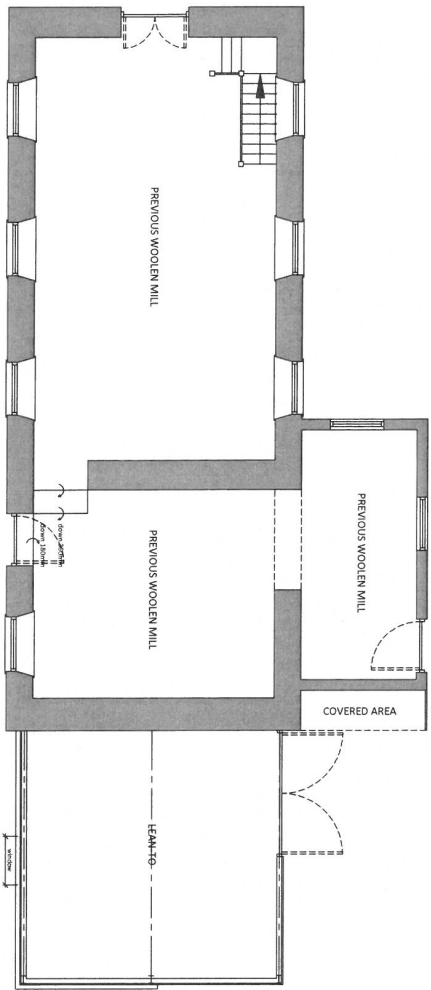
REAR ELEVATION



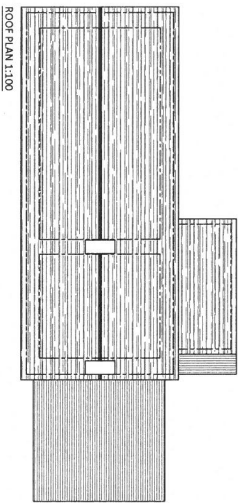
SIDE ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



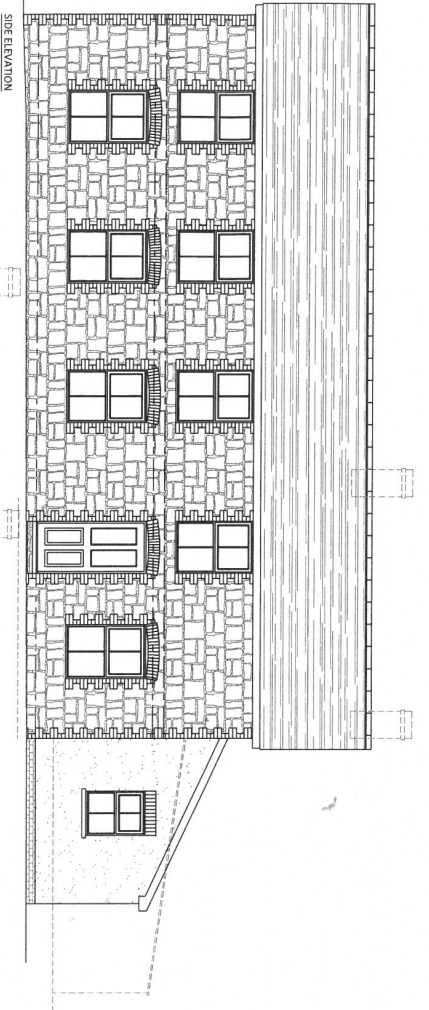
ROOF PLAN 1:100



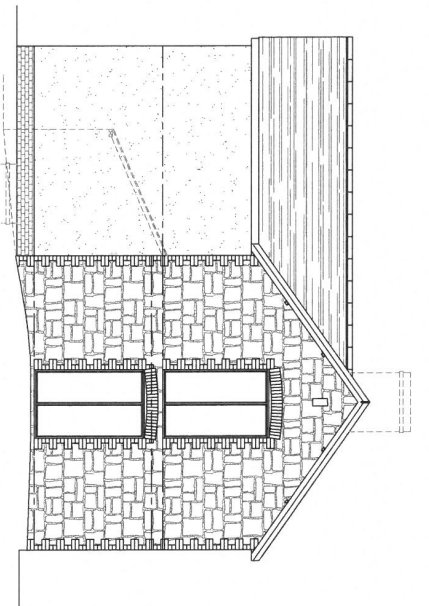
Tan Y Edwards, Llanrhondda, Aberystwyth, Ceredigion, SY23 3ED
 01392 272848 / 07999 119919
 t.edwards@mfarch.co.uk

Project Title Proposed Change of Use of Previous Woollen Mill into
 Scaffolding
 Client Scaffolding Services, Carmarthen

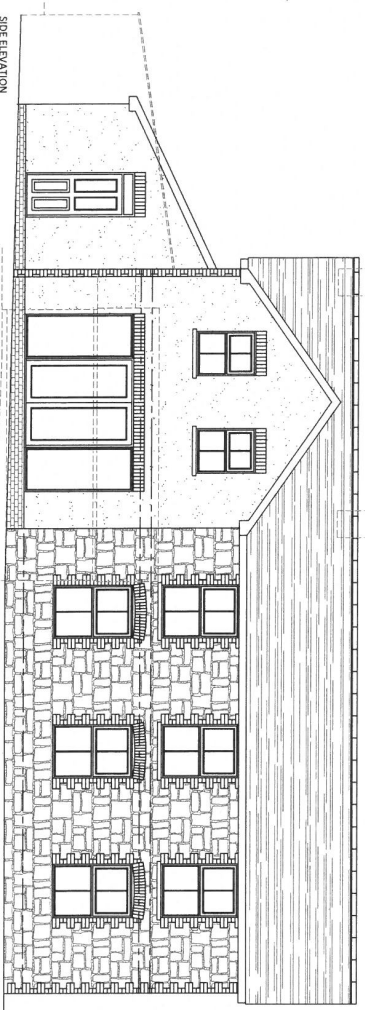
Drawing Title Existing Ground Floor Plan, First Floor Plan, Roof Plan &
 Elevations
 Scale 1:50@A1
 Drawn By GF
 Date 09/11/21
 Drawing No 1



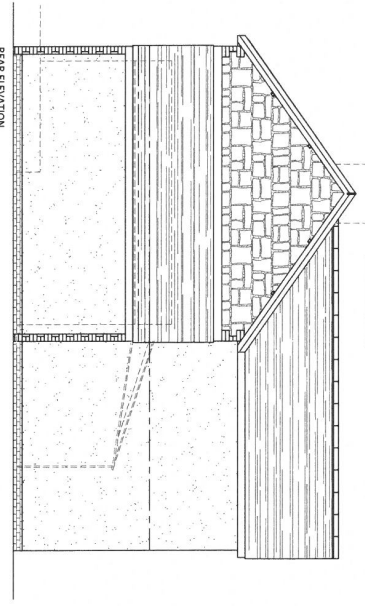
SIDE ELEVATION



FRONT ELEVATION

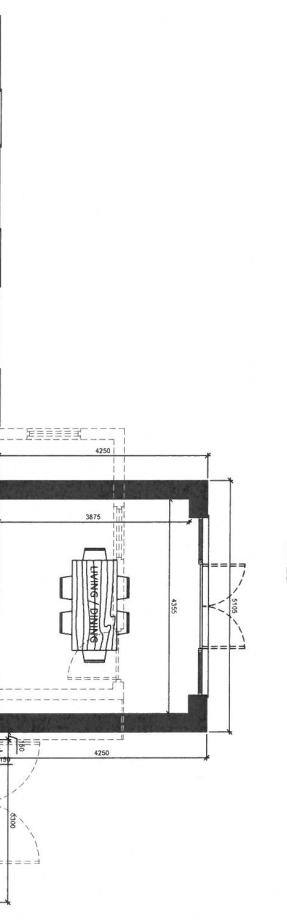


SIDE ELEVATION

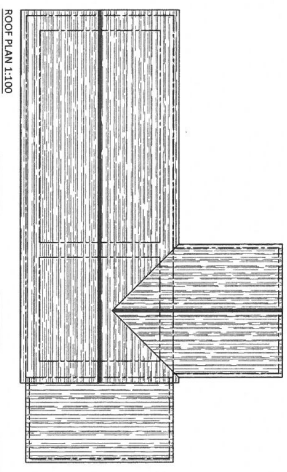


REAR ELEVATION

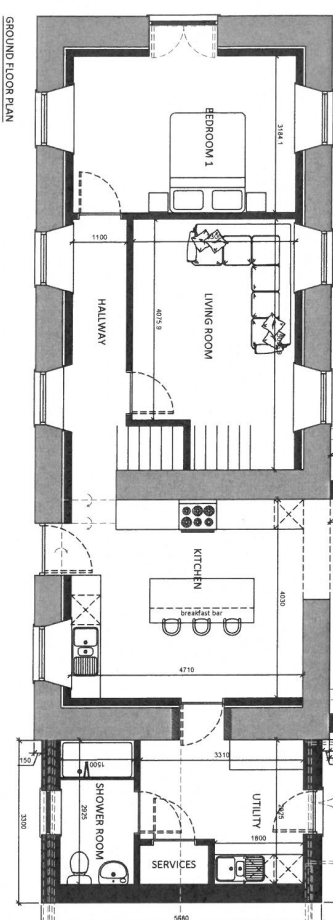
MATERIALS:
 WALLS - red stone and smooth painted render.
 ROOF - spanish beech natural slate.
 WINDOWS & DOORS - white UPVC.
 FLOORING - natural stone tiles.
 PAINTWORK - white UPVC.



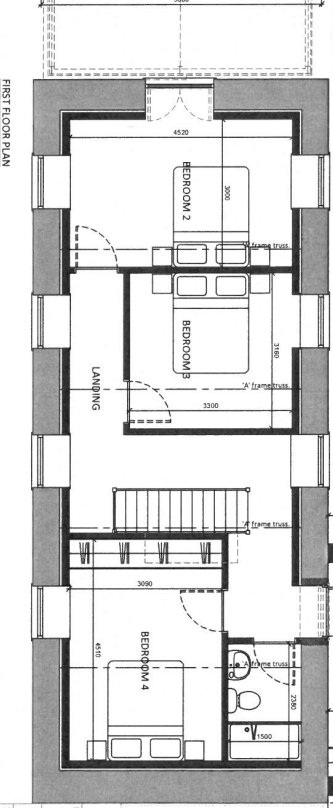
ROOF PLAN 1:100



ROOF PLAN 1:100



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Tam V. Doherty, Liverpool, Merseyside, Merseyside, S73 5SD

01924 272888 / 07960 119319

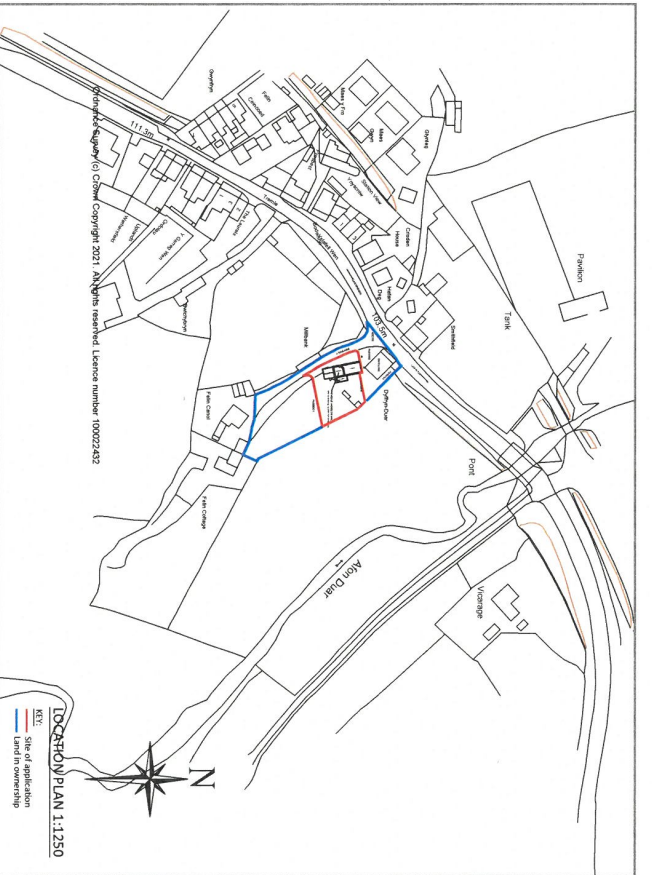
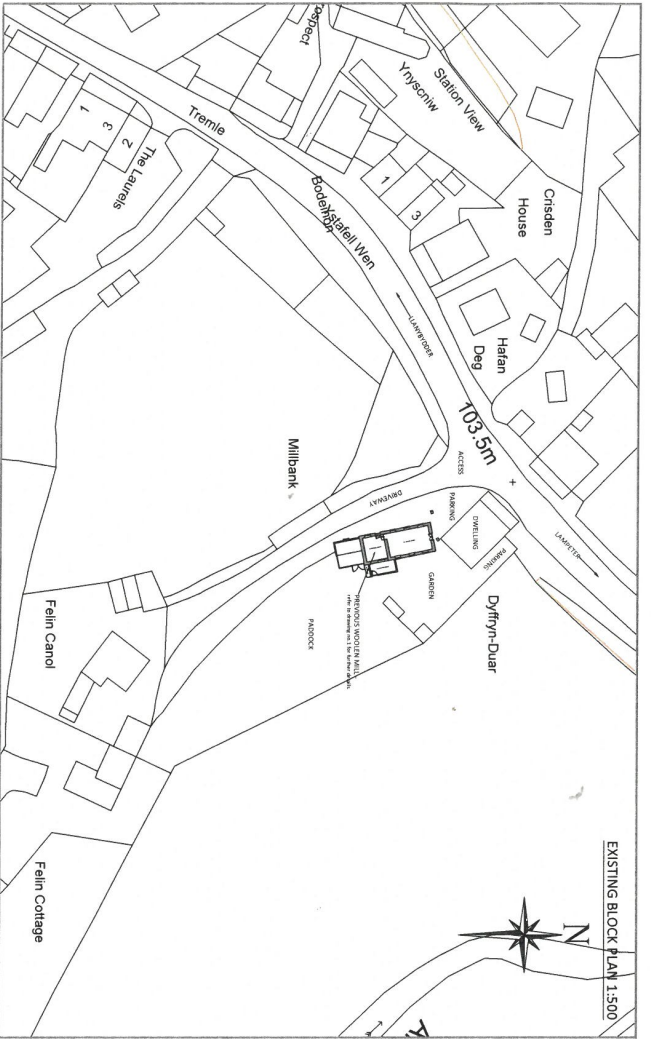
gtd@tfs-architectural.co.uk


Project Title: Proposed Change of Use Of Priests Wood Mill into 54009300

Drawing Title: Proposed Ground Floor Plan, First Floor Plan, Roof Plan 8

Scale: 1:50@A1

Drawn by: GF Date: 09/11/21 Drawing No: 2





MF
ARCHITECTURAL
SERVICES

Tan Y Ddewen, Llanfihangel, Aberystwyth, Ceredigion, SY233ED
 01994 272848 / 07909 115919
 E:tan@mfarchitect.co.uk

Project Title: Proposed Change of Use of Felin's Wooden Mill into
 Single Storey
 Client: Dyfryn-Duar, Llanfihangel, Ceredigion

Drawings Title: Existing Block Plan, Proposed Block Plan & Location Plan
 Scale: 1:500
 Drawing No: 3

| | | | |
|------------|----|------|----------|
| Drawn by | GF | Date | 09/11/21 |
| Checked by | | | |