

*A lifestyle opportunity in the heart of the Teifi Valley. Currently a popular Retail Shop, 3/4 bedroomed cottage and possible further accommodation. Llanddewi Brefi, West Wales*



**Siop Brefi and Cilmeri, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6RS.**

**£459,000**

**REF: R/3615/LD**

\*\*\* A lifestyle property in the heart of the Teifi Valley \*\*\* Including an established and popular Village Shop with possible conversion opportunities (subject to consent) \*\*\* Superb full of character 3/4 bedroomed semi detached cottage \*\*\* Planning Permission granted for two holiday lets/part converted above the Shop

\*\*\* Enclosed private garden - Delightful and peaceful setting \*\*\* Great opportunity - A fantastic development and conversion opportunities (subject to consent) \*\*\* Useful detached garage and store rooms

\*\*\* Centre of Village position - Popular with the People living in the Village and surrounding areas and providing a much needed Community Centre \*\*\* Available as a Going Concern - Stock negotiable \*\*\* High residential and commercial appeal \*\*\* Suiting a host of different uses (subject to consent) \*\*\* For sale on retirement after 22 years - A superb lifestyle opportunity \*\*\* Convenient location - Within easy commuting distance to the larger Towns of Lampeter, Tregaron and Aberystwyth and the Cardigan Bay Coastline \*\*\* Viewing recommended - A rare and unrivalled opportunity



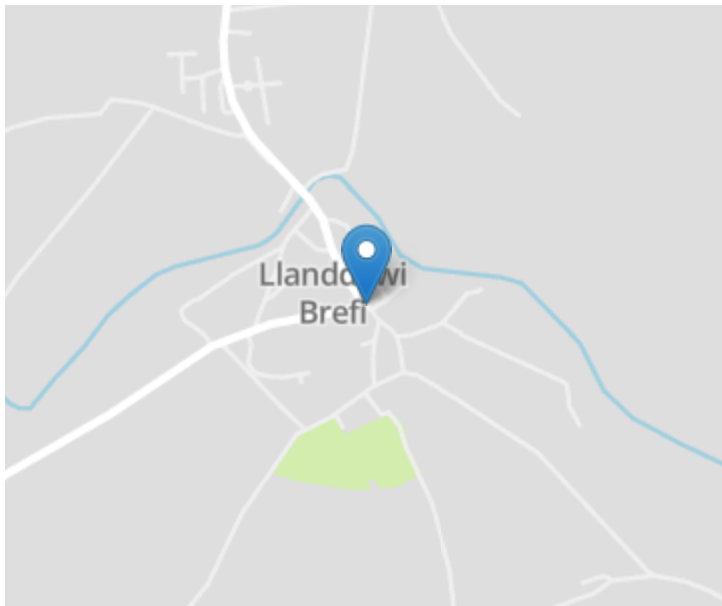
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## LOCATION

Llanddewi Brefi is a historic Village having a while long connection with St David located in the heart of the Teifi Valley at the foothills of the Cambrian Mountains. The Village offers a thriving Community with a Shop, Public House and Places of Worship. The Market Town of Tregaron offering a wider range of facilities lies within 3 miles and the University Town of Lampeter lies 8 miles, to the South, and the University Town Coastal Resort and Administrative Centre of Aberystwyth, to the North, being a 30 minute drive.

## GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale Siop Brefi and the adjoining residential property, Cilmeri. The properties are a rare opportunity to run a lifestyle business within West Wales from such a beautiful and historic Village position.

The Shop has been pivotal within the Community and has served the Village for many, many years and the current Owners are selling due to retirement.

Cilmeri is an adjoining semi detached cottage offering refurbished but yet full of character 3/4 bedroomed accommodation with a private and enclosed rear garden.

Siop Brefi itself offers great commercial opportunities but yet does offer itself for change of use (subject to the necessary consents). The first floor loft area of the Shop has Planning Permission granted for two holiday lets but again could offer itself for change of use to a one large residential dwelling.

In all an interesting and rare opportunity to acquire a lifestyle opportunity within the historic Village of Llanddewi Brefi. Viewings are highly recommended and currently the properties offer the following.

## CILMERI

### FRONT ELEVATION



## DINING ROOM



16' 1" x 14' 3" (4.90m x 4.34m). With Oak boarded flooring, staircase to the first floor accommodation with understairs storage cupboard, Victorian style cast iron fireplace with an Oak surround, radiator, exposed stone walls.

## LIVING ROOM



15' 3" x 14' 4" (4.65m x 4.37m). With an impressive inglenook stone fireplace housing a cast iron multi fuel stove on a slate hearth, Oak boarded flooring, exposed stone walls, radiator, T.V. point/phone point.

## LIVING ROOM (SECOND ANGLE)



## KITCHEN



21' 6" x 9' 6" (6.55m x 2.90m). A cottage style fitted Kitchen with a range of floor units with hardwood work surfaces over, integrated dishwasher, Stanley free standing Cooker Range running the cooking, hot water and heating systems, tiled flooring, three windows to the back. T.V point/phone point.

## REAR HALLWAY

With rear entrance door to the garden, radiator, tiled flooring.

## WALK-IN PANTRY

**CLOAKROOM**

With low level flush w.c., pedestal wash hand basin.

**FIRST FLOOR****REAR LANDING**

Leading to

**BEDROOM 3**

14' 2" x 9' 8" (4.32m x 2.95m). With radiator. T.V. point.

**BATHROOM**

A delightful 3 piece suite comprising of a panelled bath with shower over and mixer tap, low level flush w.c., pedestal wash hand basin with shaver light and point, extractor fan, tiled flooring.

**OFFICE/STUDY**

8' 7" x 7' 3" (2.62m x 2.21m). Telephone point.

**FRONT GALLERIED LANDING**

With access to a loft space which is large, being half boarded with light, and has a loft ladder for access.

**BEDROOM 2**

14' 6" x 10' 7" (4.42m x 3.23m). With a feature cast iron fireplace with surround.

**BEDROOM 4/DRESSING ROOM**

8' 9" x 5' 7" (2.67m x 1.70m). With radiator.

**PRINCIPAL BEDROOM 1**

14' 2" x 10' 4" (4.32m x 3.15m). With radiator, feature cast iron fireplace. T.V. point/Telephone point.

**HALLWAY**

With radiator.

**EN-SUITE**

A character 4 piece suite comprising of panelled bath with central taps, low level flush w.c., pedestal wash hand basin, enclosed shower cubicle, pillared radiator with towel rail and tiled flooring.

**WALK-IN WARDROBE**

Being 12ft deep with electricity connected.

## EXTERNALLY FOR CILMERI

### GARDEN



A picture perfect formal garden area being enclosed and private and having a separate gated access point. The garden is much loved and maintained with block paver patio, low stone walls and various flower and shrub borders. Fixed outside lights/power point.

### GARDEN (SECOND IMAGE)



### GARDEN (THIRD IMAGE)



### GREENHOUSE

6' 0" x 4' 0" (1.83m x 1.22m).

### GARDEN SHED

8' 0" x 4' 0" (2.44m x 1.22m).

### SIOP BREFI

### EXTERNALLY



## MAIN SHOP



41' 0" x 14' 8" (12.50m x 4.47m). With a fitted and original shop counter and former Post Office counter, various shelving units. All available as a Going Concern with stock being negotiable.

## STORE ROOM



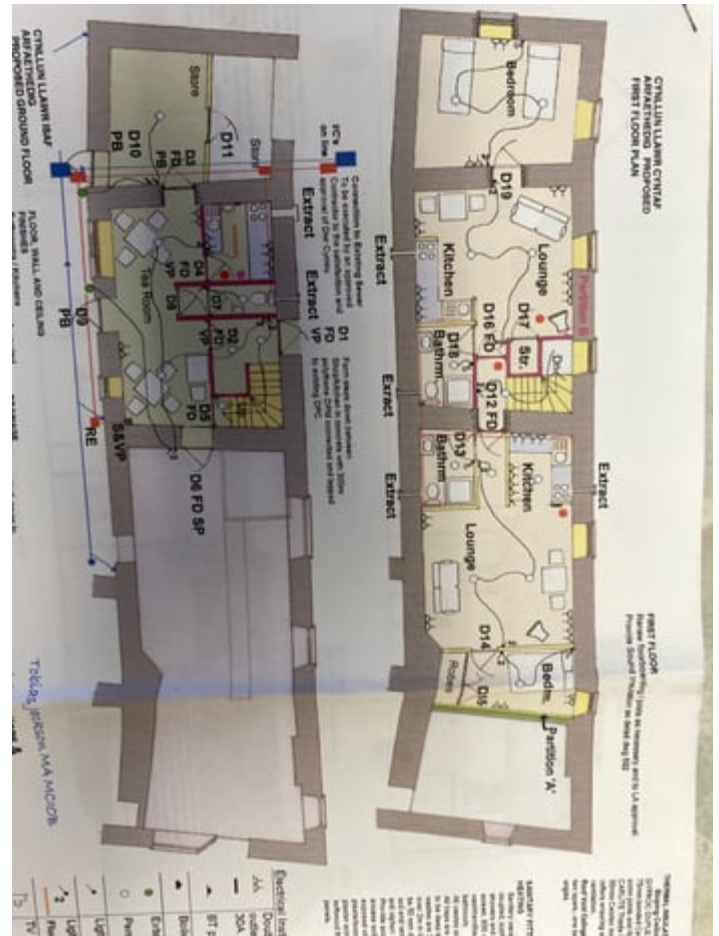
21' 3" x 15' 0" (6.48m x 4.57m). Located to the rear of the main Shop with front and rear entrance doors, staircase to the loft area, pedestal wash hand basin with hot water heater.

## LOFT OVER



In total measuring 63' 0" x 14' 8" (19.20m x 4.47m). With Planning Permission granted for two holiday let apartments. The loft is part converted with first fix. Currently split into two apartments with upstairs toilet but could offer change of use (subject to consent) to provide further residential accommodation. Please see approved plans attached.

## PLANNING GRANTED FOR TWO HOLIDAY APARTMENTS



## EXTERNALLY FOR SIOP BREFI

### GARAGE

15' 2" x 11' 5" (4.62m x 3.48m). With electric roller shutter door, split into two compartments with electricity connected. CCTV.

### AGENT'S COMMENTS

A fantastic and unrivalled opportunity to acquire a perfect lifestyle opportunity with a Shop and character residential property.

### 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

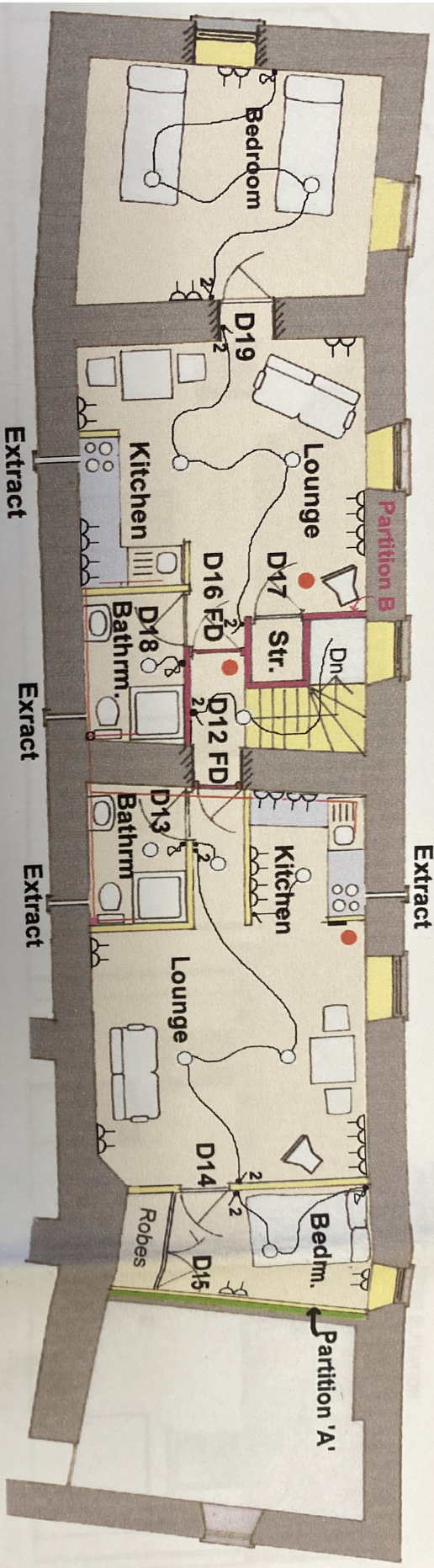
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, part double glazing.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**CYNLLUN LLAWR CYNTAF  
ARFAETHEDIG PROPOSED  
FIRST FLOOR PLAN**



**FIRST FLOOR**  
Renew floorboarding / joists as necessary and to LA approval.  
Provide Sound Insulation as detail dwg 892

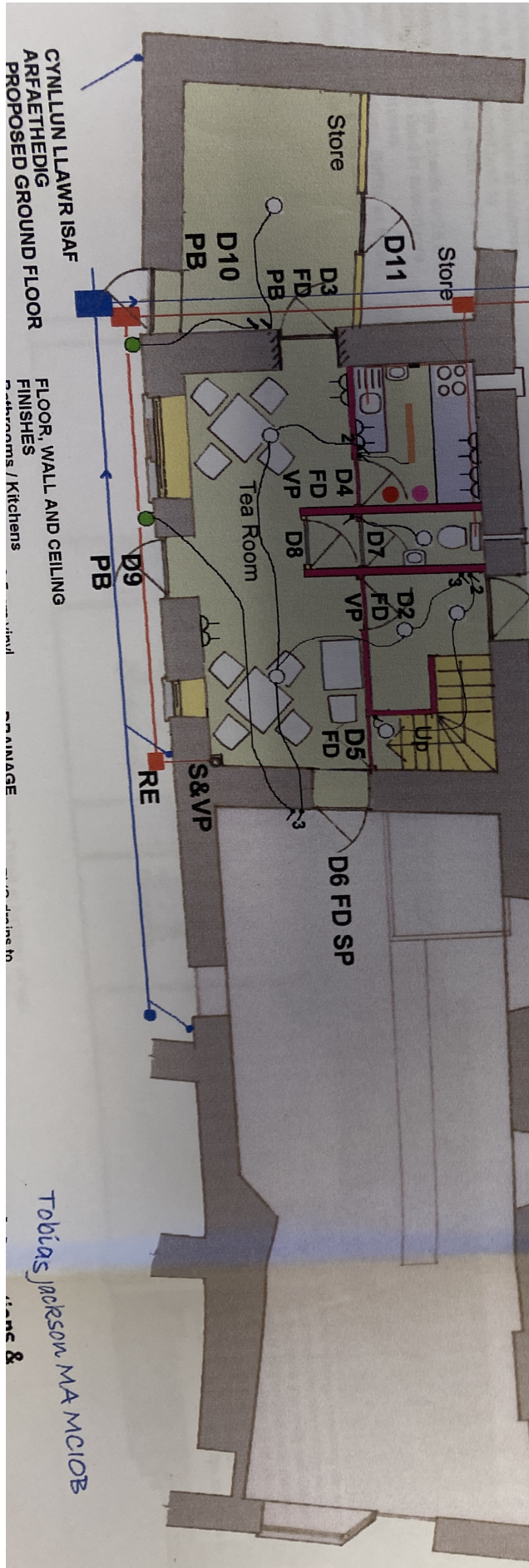
**THERMAL INSULATION**  
Sloping Ceiling  
GYPROC DUPLIE  
75mm bonded Ce  
scrim joints and fil  
CARLITE Thistle |  
50mm Celotex ins  
rafters ensuring a  
ventilation.  
Roof Void Ceiling:  
two layers, - one be  
angles

**SANITARY FITTINGS**  
**HEATING**  
Sanitary ware  
coupled, syph  
showers and  
screen, 650 x  
washhandba  
bathroom.  
All wastes ar  
All traps are  
to be deep s  
wastes are ;  
over 2m in li  
be 50 mm d  
soil and ver  
anti siphon  
Provide acc  
encase soil  
exposed wil  
plasterboar  
plaster scir  
softwood fr  
panels.

**Connection to Existing Sewer**  
To be executed by an approved  
Contractor to the satisfaction and  
approval of Dwr Cymru

**Extract** **Extract** **Extract** **Extract** **Extract** **Extract** **Extract**

**D1**  
FD  
Form steps down between  
Shop/kitchen in concrete with 300mm  
polythene DPM connected and lapped  
to existing DPC.



**Electrical Inst**

	Doul outlet 30A
	BT p
	Boile
	Exte
	Pen
	Light
	Light
	Flu
	TV

Tobias Jackson MA MCIOB



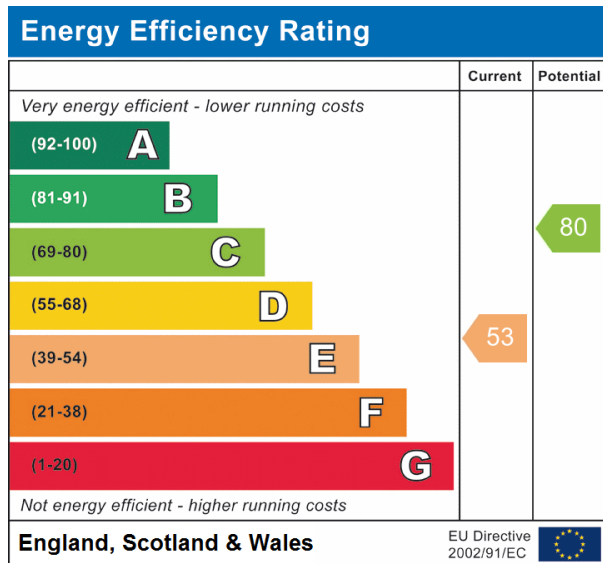
### Directions

From Lampeter take the A485 Tregaron road. Carry on this road for approximately 6 miles until you reach Llanio. Take the next right hand turning signposted Llanddewi Brefi. Proceed on this road for one mile and you will arrive at the 'T' junction. Turn right to the Village and continue over the bridge. As you head into the Village Centre Siop Brefi and Cilmeri 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages



For further information or to arrange a viewing on this beautiful property, contact us:

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