

An exciting opportunity. Two adjoining properties with garage, garden. Centre of Village, Llanddewi Brefi, West Wales



Disgwylfa and Cairo, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6RL.

£145,000

REF: R/4183/LD

- *** No onward chain - Priced to sell *** An exciting opportunity awaits *** Currently two adjoining but separate dwellings
- *** Disgwylfa offers 2 bedroomed accommodation *** Cairo offers 2 bedroomed accommodation with garage and garden
- *** Both improvable properties in need of significant modernisation but offers bathrooms and kitchen *** Electric heating
- *** Potential to convert into one large residential dwelling (subject to consent) or to keep as two separate investments *** Garden being laid to lawn with mature hedge boundary *** Adjoining garage
- *** Centre of popular Village position *** Adjoining the Foelallt Arms *** Close proximity to the nearby Market Towns of Tregaron and Lampeter and a 30 minute drive to the Cardigan Bay Coast *** A project property deserving early viewing *** At the foothills of the Cambrian Mountains - A Village renowned for its historic importance



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LOCATION

Llanddewi Brefi is an historic Village having a 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 Public House and Places of Worship. The Market Town of Tregaron offers a wider range of facilities within 3 miles and the University Town of Lampeter lies 8 miles to the South. The University Town Coastal Resort and Administrative Centre of Aberystwyth lies to the North and within a 30 minute drive.

GENERAL DESCRIPTION

An unusual opportunity to acquire two semi detached dwellings that requires significant work for modernisation and updating. Currently it offers two 2 bedroomed cottages but could be converted to offer one large residential dwelling (subject to consent) with a garage and garden.

It enjoys a prominent centre of Village position on the Village Square with a great outlook and more importantly offers great opportunities.

DISGWYLEFA



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

KITCHEN/LIVING AREA

17'4" x 11'9", with cooker point and space, open fireplace housing a cast iron multi fuel stove, understairs storage cupboard.



FIRST FLOOR

LANDING

With airing cupboard housing the copper cylinder and immersion.

BEDROOM 1

9'6" x 8'7", with night storage heater.



BEDROOM 2

8'3" x 9'5", with night storage heater.



BATHROOM

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



CAIRO



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

With staircase to the first floor accommodation.

KITCHEN

15'8" x 9'8", with radiator, fitted units with a sink, front entrance door, understairs storage cupboard.



LIVING ROOM

15'2" x 11', with brick open fireplace, radiator.



FIRST FLOOR

LANDING

With radiator.

BATHROOM

With a panelled bath with shower over, pedestal wash hand basin.



SEPARATE W.C.

With low level flush w.c.

BEDROOM 2

10'4" x 9'7", with radiator, access to the airing cupboard.



BEDROOM 1

11'7" x 9'6".



EXTERNALLY

GARDEN

An enclosed garden area again laid to lawn, being private, and having good access.

AGENT'S COMMENTS

An exciting and rare opportunity to acquire a project property within the popular Village of Llanddewi Brefi.

TENURE AND POSSESSION

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

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for Disgwylfa - 'C'. Council Tax Band for Cairo - 'D'.

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, electric heating.

Energy performance certificate (EPC)

Disgwylfa Llanddewi Brefi TREGARON SY25 6RL	Energy rating	Valid until: 1 August 2034
	E	Certificate number: 1534-5523-4400-0927-0222

Property type	Mid-terrace house
Total floor area	50 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

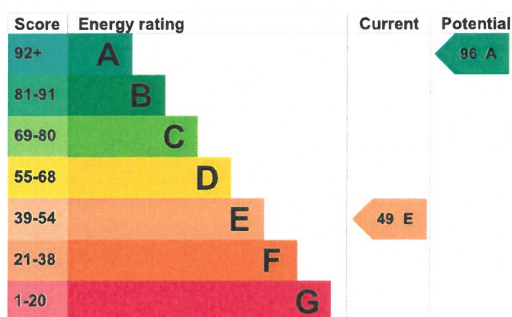
Energy rating and score

This property's energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Energy performance certificate (EPC)

Cairo Llanddewi Brefi TREGARON SY25 6RL	Energy rating E	Valid until: 1 August 2034
		Certificate number: 0320-2897-2430-2524-6025

Property type	End-terrace house
Total floor area	77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		68 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Ground Floor

Approx. 63.7 sq. metres (685.6 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



Total area: approx. 101.7 sq. metres (1094.4 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.

Directions

From Lampeter take the A485 Tregaron road and carry on this road. Proceed for approximately 6 miles until you reach Llanio. Take the next right hand turning signposted Llanddewi Brefi. Proceed on this road for 1 mile and you will arrive at the 'T' junction. Turn right into the Village of Llanddewi Brefi and continue over the bridge. As you head into the Village Centre the property will be located on left hand side opposite the former Village Shop and beside the Foelallt Arms, 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'.

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

For further information or to arrange a viewing on this property please contact :

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