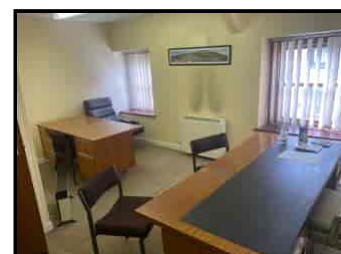


A well situated former dwelling, now having the benefit of consent for change of use to residential or suitable as offices, located in the centre of the popular market town of Tregaron in the Upper



Manyrafon, Chapel Street, Tregaron, Ceredigion. SY25 6HA.

£79,500

C/ 2019/AM

Guide price ono

*** A traditionally constructed and substantial, mid terraced, two storied former dwelling house *** Solicitor's office *** Economy 7 heating *** Hardwood sash windows *** Benefitting from change of use to residential *** Reception vestibule, office/reception area, rear kitchen, hallway. Shower room with w.c.*** On the first floor provides open plan landing area with rear store room/bedroom 'L' shaped large front office, capable of sub division ** Located in centre of market town of Tregaron ***



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Location

Tregaron is located in the Upper Teify Valley, a renowned market town at the foot of the Cambrian mountains and within easy reach of Aberystwyth, Lampeter and the Cardigan Bay coastline and offers a wide range of facilities.

General

The property is a traditionally constructed and substantial, mid terraced, two storied former dwelling house, currently and more latterly having been utilised as an office building since 1987 and providing Economy 7 heating , hardwood sash windows, and the accommodation divides as hall, reception vestibule, office/reception area, rear kitchen, hallway. Shower room with w.c.

On the first floor provides open plan landing area with rear store room/bedroom 'L' shaped large front office, capable of sub division. To the rear of the property there is an attractive patio area on the banks of the River Brenig providing a pleasant backdrop. The property was re roofed in 2012. Suitable for a family

The accommodation is easily arranged, equipped and operational as a dwelling & benefits from change of use to residential. More latterly the property has been used as a solicitor's office since 1987 . The property could be utilised as a family dwelling or alternatively, could be utilised as a commercial investment or for owner/occupation.

The accommodation currently provides the following:-

Entrance Hall

Via part glazed front entrance door. Night storage heater.

Office/Reception Room

15' 0" x 14' 9" (4.57m x 4.50m) with fitted counter. Window to front. Opening onto



Rear Kitchen/Diner

14' 9" x 7' 4" (4.50m x 2.24m) with fitted floor and wall cupboards. Single drainer sink unit. Walk in pantry.



Rear Hallway

With glazed door to rear.

Shower Room

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



FIRST FLOOR

Landing

Approached via internal timber staircase from the hallway to this spacious landing area. Airing cupboard offer housing copper cylinder and immersion heater. Velux window.

Office L-shaped

17' 7" x 15' 0" (5.36m x 4.57m) 'L' shaped large office in open plan with two windows to front, easily sub divided.



Store Room / Bedroom 2

8' 2" x 7' 1" (2.49m x 2.16m).



Rear Riverside aspect



EXTERNALLY

To the rear of the property there is an enclosed patio which lies adjacent to the River Brenig providing a pleasant semi rural backdrop.

PLANNING CONSENT

The property has the benefit of consent for change of use to residential.

Agents Comments

In all, Manyrafon is a property of considerable diverse appeal and suiting early viewing. Ideal as an office or commercial retail premises, but equally suiting reversion to residential use subject to consent being obtained. Further details in relation to its alternative uses are available from the sole selling Agents, or alternatively via Ceredigion County Council. 01545 570881

Services

We are informed that the property benefits from mains water, mains electricity, mains drainage, Economy 7 heating, BT telecom connection and broadband availability. Hardwood sash type windows.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years?

No

Flooding Sources:

Any flood defences at the property? No

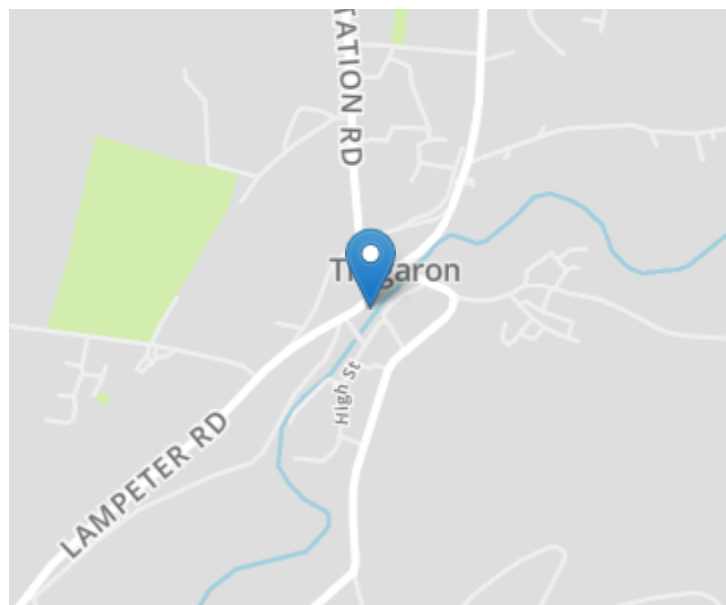
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

The property is located on the Lampeter side of Tregaron as you approach the 'T' Junction by the bridge. The property will be found just before the butcher's shop on the right hand side on entering from the A485 from the southerly side 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 our properties are also available to view 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 Facebook and Instagram Pages

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

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