

A former rural Meeting Room on the banks of the River Teifi, 1 miles south of the village of Llanddewi Brefi, Nr, Tregaron, West Wales



Old School Gogoyan, Llanddewi Brefi, Tregaron, Ceredigion. SY25 6PA.

£39,950

D/2205/AM

*** Gloriously positioned in the heart of the unspoilt Teifi Valley *** 1 mile south of the village of Llanddewi Brefi on the banks of the River Teifi *** 8 miles north of the University town of Lampeter *** Set off the Llanfair to Coxhead lane, close to Pont Gogoyan ***

*** A former Meeting Room of untraditional construction (timber frame and corrugated iron) *** Internal measurement 480 sq ft *** A unique re-development opportunity (s.t.c.) ***

*** Readily accessible rural location *** 3.5 miles south of the market town of Tregaron ***



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LOCATION

The property is set in glorious surroundings of the unspoilt Teifi Valley in its upper reaches in the heart of the countryside to the Lee of the Cambrian Mountains. Tregon, Lampeter and Llangybi village all within easy reach.

GENERAL

A former rural Meeting Room of untraditional construction. Timber and corrugated iron. Providing a delightful project with timber lining in the main internally together with raised suspended timber floors and providing internal accommodation of 480 sq ft.

The property stands within a walled boundary, bordered by mature trees and has frontage to a quiet district lane.

Providing a unique re-development opportunity subject to any appropriate consents being required. Further details regarding Planning uses will be via Ceredigion County Council Planning Department 01545 670884.



TENURE AND POSSESSION

Freehold - for sale by Private Treaty.

AGENTS COMMENTS

A rare opportunity to acquire a rural project. Ideal as a workshop or Meeting Room and having other alternative uses potentially, subject to the appropriate consents being obtained.

Please contact the sole selling Agents for further details at the Lampeter Office on 01570 423 623.

FRONT OF PROPERTY



SIDE OF PROPERTY



FRONT ASPECT



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

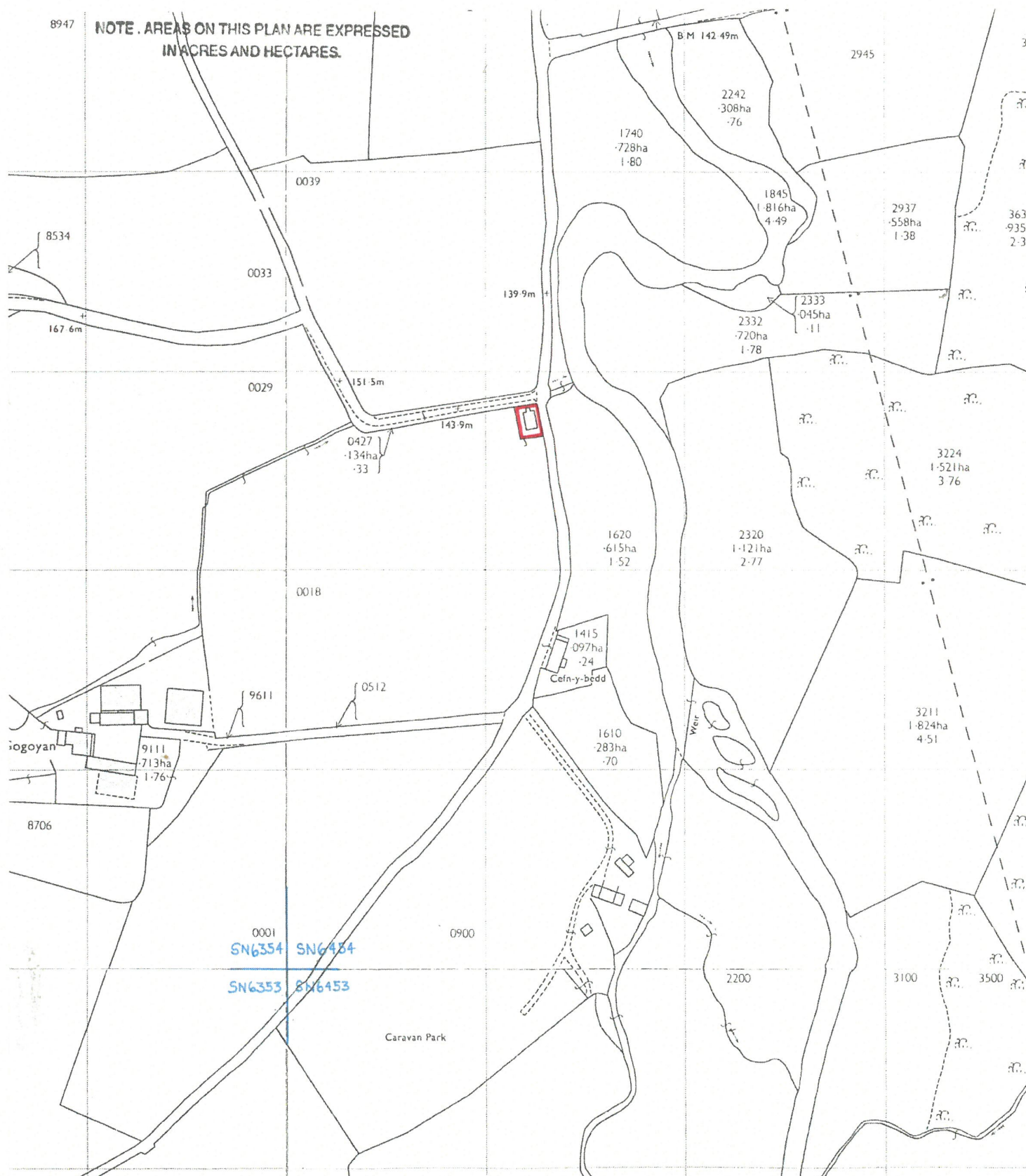
Mains electricity supply.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA928635	
ORDNANCE SURVEY PLAN REFERENCE	SN6353 SN6354 SN6453 SN6454		1/
ADMINISTRATIVE AREA		CEREDIGION / SIR CEREDIGION	© Crown

WA 9 2 8 6 3 5

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MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

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

From Lampeter take the A485 north towards Tregaron. Proceed to Coxhead and in the small hamlet, which is north of Llangybi, turn right and continue along this lane for approximately 1/2 mile and the Meeting Room will be seen off this lane on the right hand side. Do not turn left over the historic bridge which is nearby as identified by the Agents 'For Sale' board. Grid Ref No: 642 543

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 beautiful property, contact us:

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