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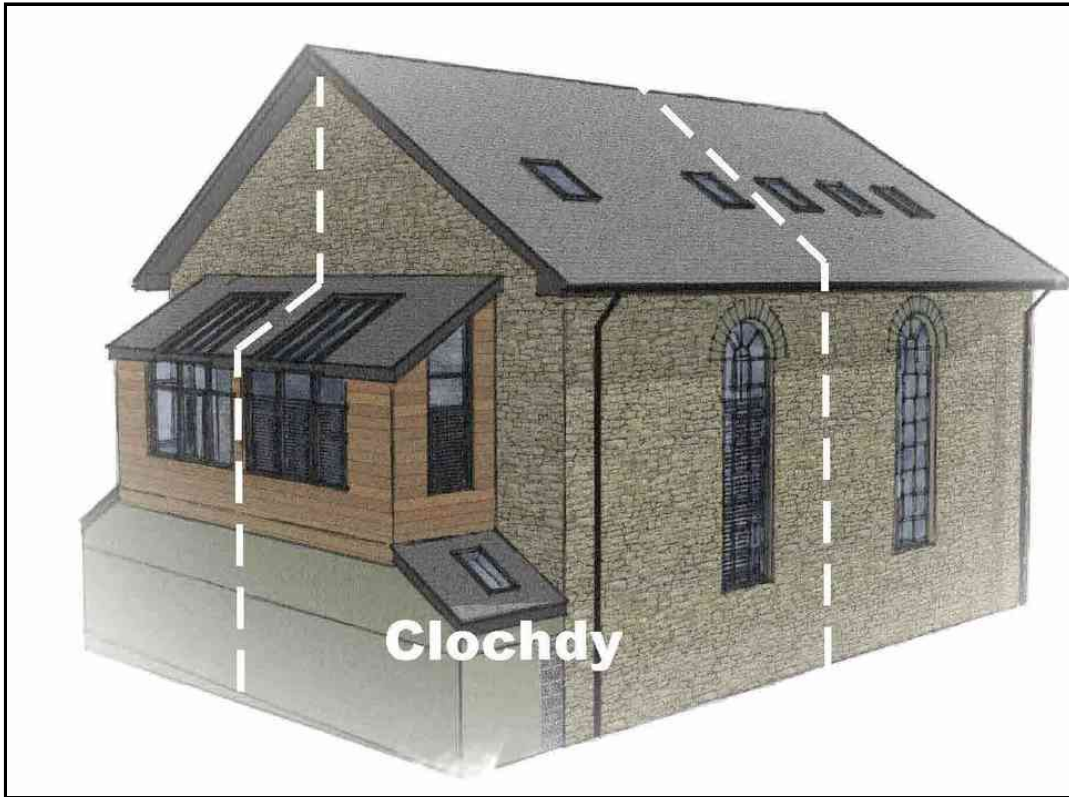


RICS



Since 1989

An unique residential conversion close to New Quay - Aberaeron. West Wales.



Clochdy- Unit D Fronwen Chapel, Chapel Street, Llanarth, Ceredigion. SA47 0RG.

Ref R/2591/RD

£182,500

****Outstanding Former Chapel Conversion**Semi Detached 3 Storey Residential Home**Time served experienced local developer presents a newly refurbished and converted Former Chapel**Dressed stone facades and original Arched windows under a natural slate roof**Developed to a high spec, with good quality fittings and finishes**The property forms a quarter footprint of the original building and is arranged on three floors**Being one of four new dwellings**Convenient village location**close to public amenities**High quality fixtures and fittings throughout**Highly efficient with low running costs**Character features**Countryside views****

DO NOT MISS OUT ON THIS OPPORTUNITY - MUST BE VIEWED TO BE APPRECIATED.

The property is situated within the village of Llanarth, being conveniently positioned along the A487 coast road. The village offers an excellent array of services including popular local primary school, public house and hotel, village shop, post office and petrol station, places of worship and village hall. Having excellent public transport connectivity. The Georgian Harbour town of Aberaeron is some 4 miles to the North offering a wider range of facilities and services including local cafes, bars, restaurants, secondary school, local shops, health centre. Access to the All Wales coastal path. The harbour town of New Quay is some 3 miles to the West along the Cardigan Bay coastline. Being equi distance drive from the property is Aberystwyth to the north and Cardigan to the south.

GENERAL

A high quality chapel conversion providing a total of 4 freehold houses, all with external patios, gardens and designated parking areas for two cars. A truly wonderful project being completely unexpected with a number of character features remaining and being enhanced by great features and focal points to the property.

Opportunities such as this are rare and prospective buyers are encouraged to book a viewing at the earliest opportunity in order to secure a position within what will be a truly sought after address.

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Provides -

THE ACCOMMODATION



Comprising of Entrance through a pair of oak French doors into spacious entrance hall. Doorway in utility room with room for washing machine and tumble dryer fitted sink and units, door off into large airing cupboard. Doorway into ground floor shower room with large 1500mm shower. Spacious Kitchen (See Images) with high ceilings.

Staircase to first floor onto landing, 2 further doors off to double bedroom 2 and first floor living area with painted stone walls and feature stone arch into further Sunroom living area.

Staircase leads on up to Second floor, with door to Large Bathroom/ shower room, door to Master bedroom with Vaulted ceilings, feature beams and roof windows.

Fixed flooring will be fitted to the kitchen and bathrooms. Central heating throughout.

EXTERNALLY

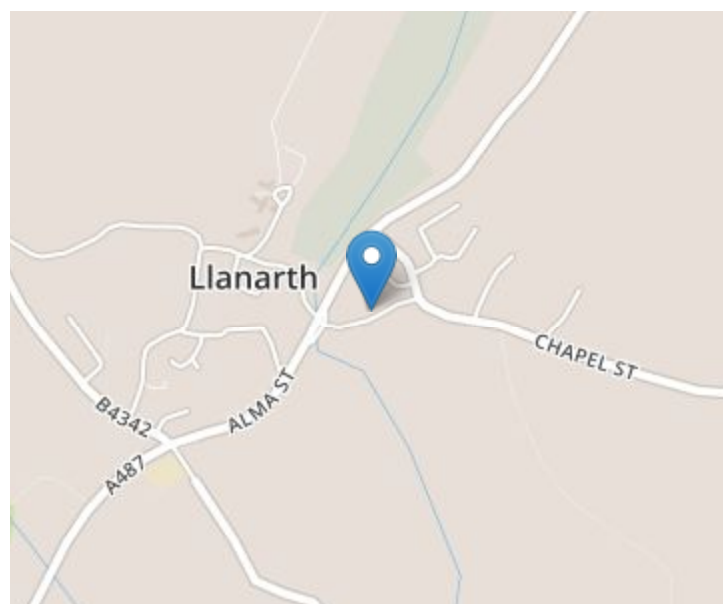
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Parking area for 2 cars, and lawned area. A private pathway leads to the front door.

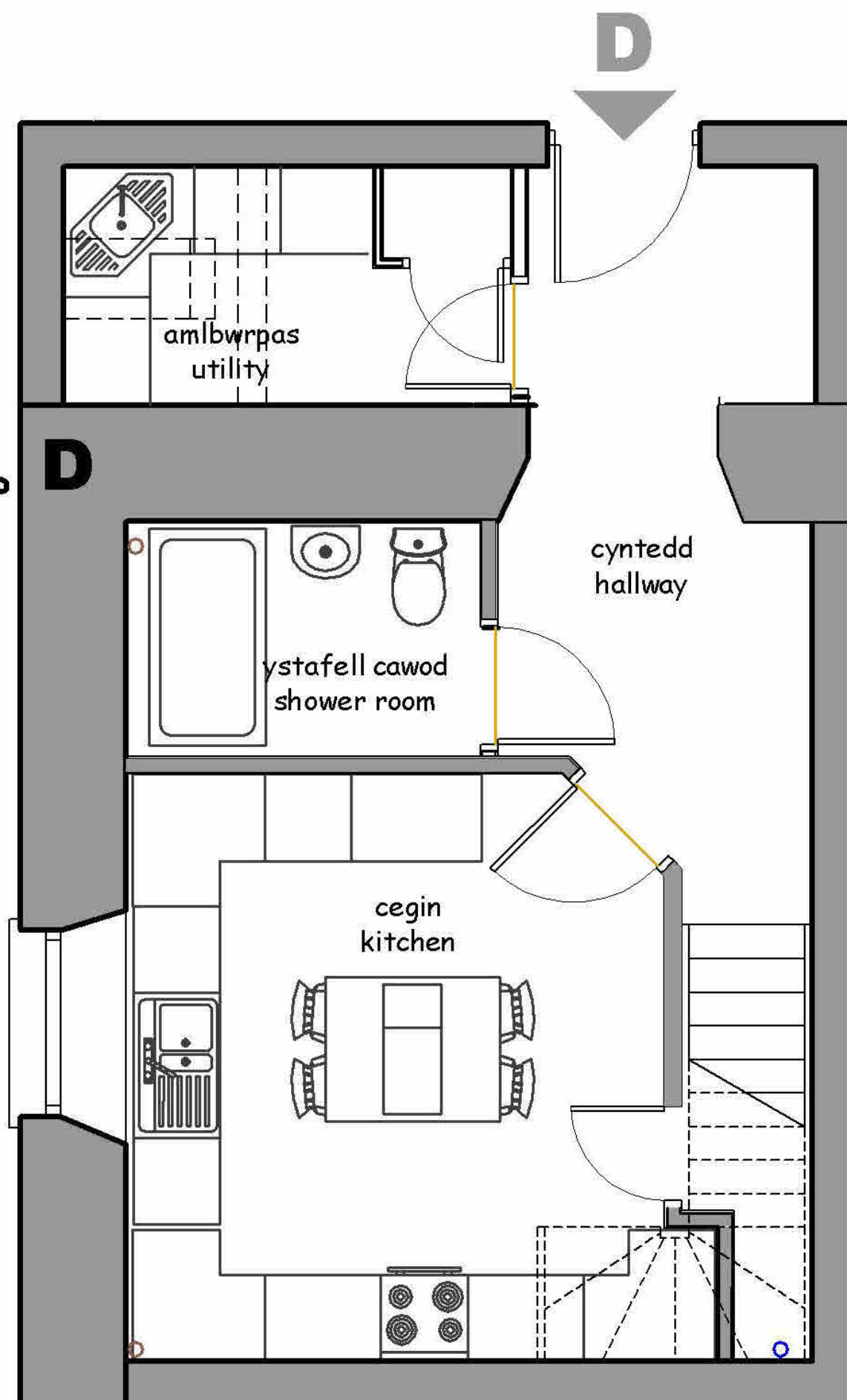
Services

Mains Water, Electricity and Drainage. Highly efficient Electric Heating.

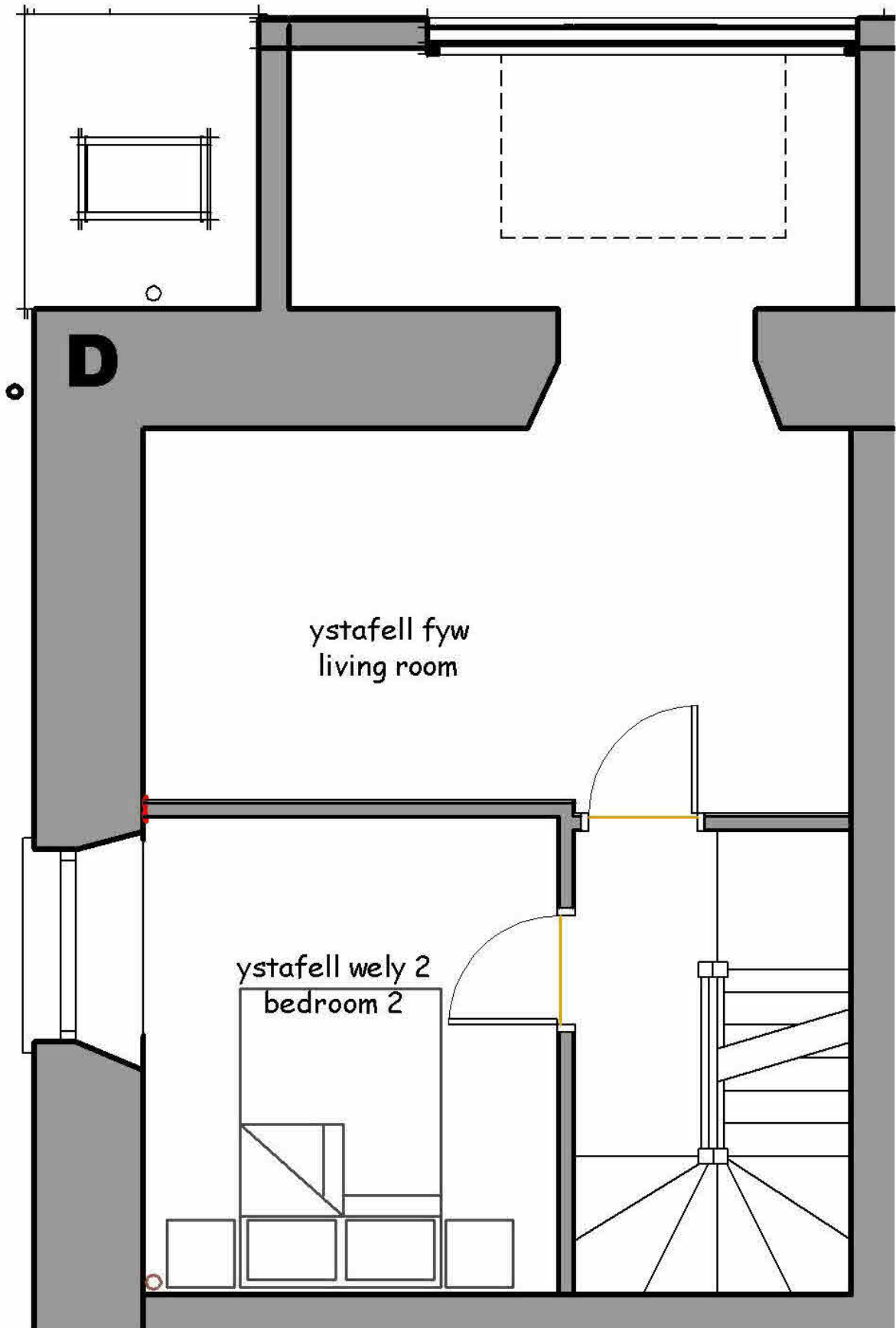
Directions

From Aberaeron the property is best approached by taking the main A487 coast road South West towards Cardigan. After some 4 miles having proceeded through the villages of Ffosyfffin, Llwynceilyn you will reach the village of Llanarth. Take the 1st left hand turning onto the B4342 Mydroilyn road. After 200 yards you will see the Former Chapel on the right hand side.

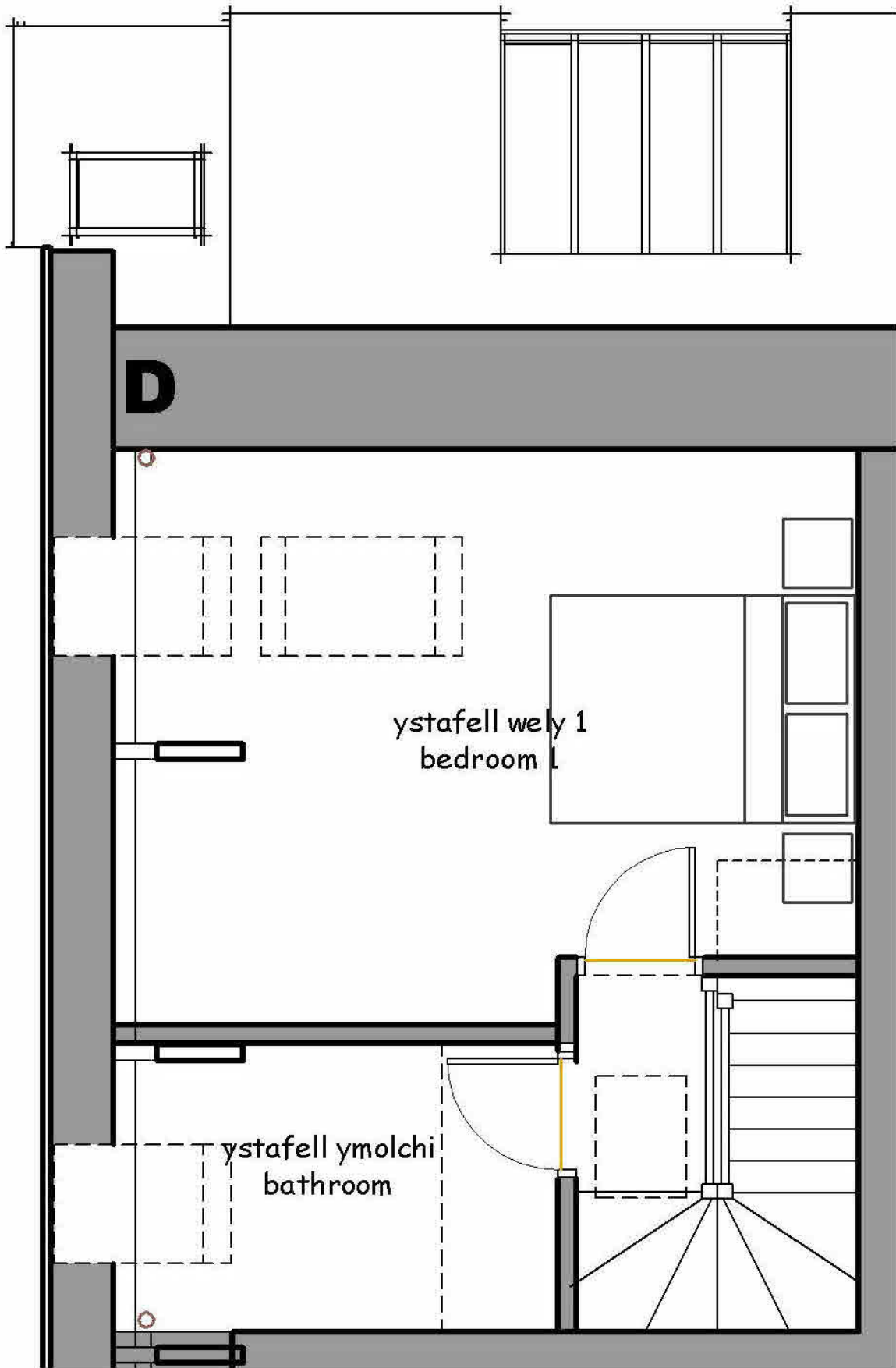




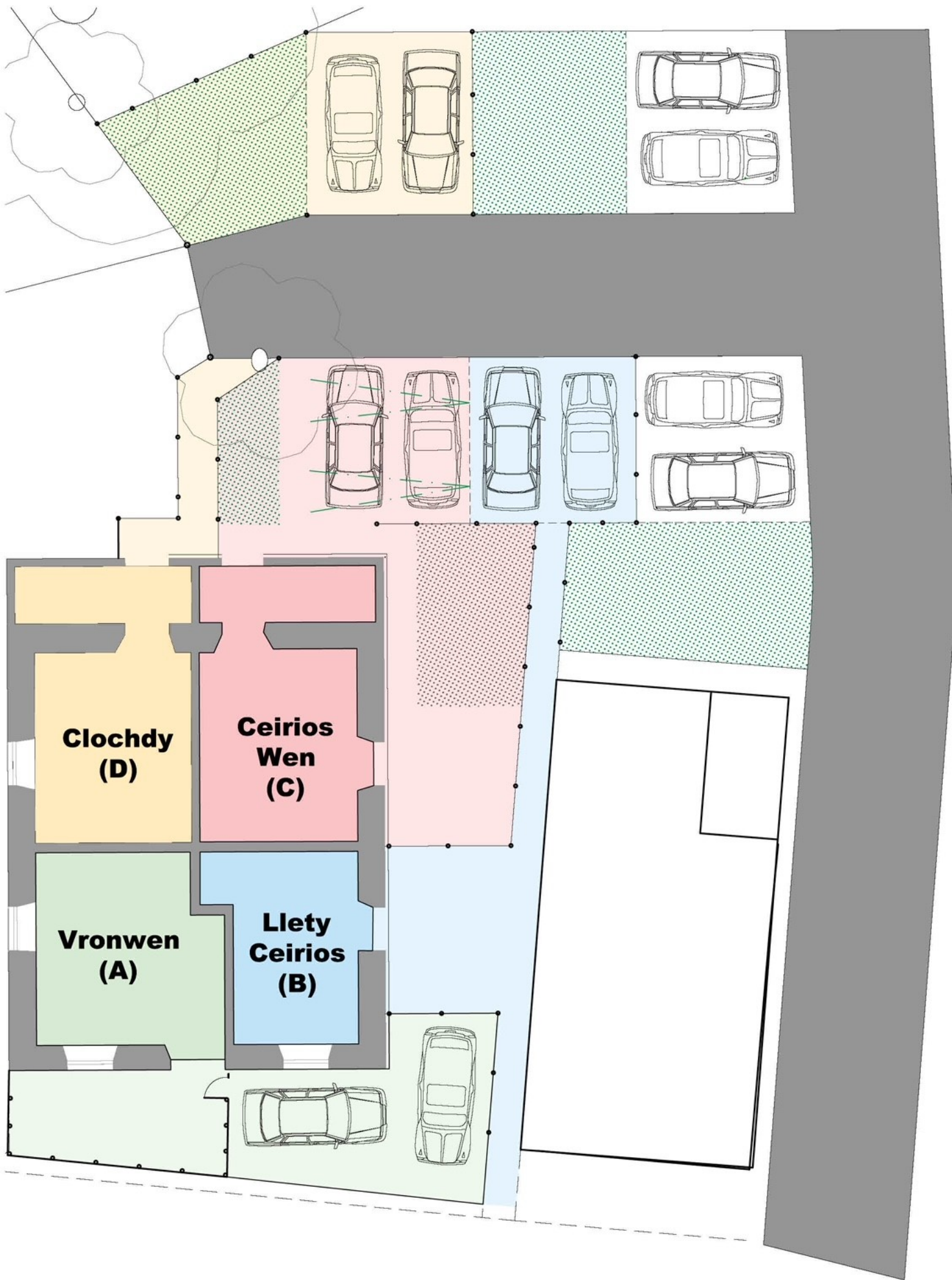
■ Ground floor
Clochdy (D)



■ first floor
Cloehdy (D)



Second floor
 Clochdy (D)



Capel Fronwen Chapel Street, Llanarth SA47 0RG