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Substantial diversely appealing centrally positioned former office premises with benefit of consent for change of use to residential purposes. Tregaron, Mid-Wales



Y Glyn, 3 Station Road, Tregaron, Ceredigion. SY25 6HU.

REF: R/3746/AM

£82,500

*** Former office space *** Planning permission for change of use for residential purposes *** Potential for town house in central location ***

*** Planning Consent granted 19/10/2022 *** Application Number: A220792 ***

*** Centre of town position *** Level walking distance to all of the town amenities such as a garage, convenience store, hotels, Public Houses and Places of Worship and a number of shops including butchers, delicatessen and both junior and senior schooling *** At the foothills of the Cambrian Mountains *** 17 miles South of the University town of Aberystwyth on the Cardigan Bay *** 11 miles North of the University town of Lampeter to the South ***



Location

Conveniently positioned on the edge of the traditional Market Town of Tregaron offering a good range of local facilities including Shops, Post Office, Doctors Surgery, Chemists, Public Houses and Places of Worship, nestling at the foothills of the Cambrian Mountains renowned for its outdoor pursuits.

11 miles North from the University and Market Town of Lampeter and 17 miles inland from the larger University Town Coastal Resort and Administrative Centre of Aberystwyth

General Description

The placing of Y Glyn, 3 Station Road on the open market offers the prospective purchasers the opportunity of a acquiring a delightful terraced house located in a central position in Tregaron . The property has planning consent to convert from an office to a dwelling.

The property also offers an off lying garden.

In all an attractive property in a popular Town position giving rural and Town living. The accommodation at present offers the following:

Reception Hall

With a timber front entrance door and staircase leading to the first floor.

Living Room

17' 10" x 15' 1" (5.44m x 4.60m) With a large window to the front of the property and under stairs cupboard.



Cloakroom

With a Low Level Flush W.C., and a wash hand basin.

Kitchen

11' 2" x 7' 8" (3.40m x 2.34m) With floor units and worktop over. Single stainless steel sink with drainer unit. Rear UPVC half glazed entrance door.



Landing

With built in cupboards

Bathroom

9' 10" x 5' 8" (3.00m x 1.73m) With a low level flush W.C., wash hand basin and space for a shower cubicle.



Bedroom 1

15' 10" x 12' 2" (4.83m x 3.71m) With exposed beams and electric heater. Feature stone wall.



Bedroom 2

11' 10" x 8' 1" (3.61m x 2.46m) With built in cupboards and exposed beams. Electric heater.



Study / Box Room

9' 5" x 8' 2" (2.87m x 2.49m) With electric heater



Services

Mains water, mains electricity, mains drainage, electric heating, BT Telecom connection and broadband availability.

Directions

From Lampeter take the A485 North towards Tregaron. Once reaching Tregaron at the Square turn immediately left onto the A485 and the property will be seen on your left hand side as identified by our Agent's '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.

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