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RICS



Since 1989

Period Stone Built Detached House needing upgrading, refurbishment and modernisation. Set within spacious grounds. Far reaching country views. Easy Reach Cardigan Bay Coast - West



Ty Capel, Coed Y Bryn, Llandysul, Ceredigion. SA44 5LH.

R/2784/DD (GUIDE PRICE)

£170,000

BEST OFFERS INVITED BY 12PM. 30th APRIL 2021 - SUBMITTED TO aberaeron@morgananddavies.co.uk

****Character Stone Built Period Former Chapel House**Semi Rural Surroundings**Set within Spacious Grounds**Deserving of a sympathetic Refurbishment and Modernisation Programme**Enjoys far reaching rural views towards the Preseli Mountains**Frontage to a district road**The good sized rear garden incorporates Greenhouse and various Outbuildings**.**

The Accommodation provides Rec Hall, 2 Front Rec Rooms, Rear Kitchen, Passageway leading to Bathroom and Separate wc. To the First Floor - 3 Bedrooms.

Located on the fringes of the popular rural village community of Coed Y Bryn which lies convenient to the Teifi Valley towns of Llandysul, Newcastle Emlyn and Cardigan, a 15 minutes drive from the Cardigan Bay coast with its several popular sandy beaches. Half an hours drive from Carmarthen and the link road to the M4 motorway.

GENERAL

The property comprises of what is now a vacant former Chapel House set on an elevated site with far reaching views towards the Preseli mountains.

The house built of attractive dressed stone construction under a slate roof has upvc double glazing. The property however has not been modernised for a number of years and is in need of a total refurbishment and upgrading programme. As a Former Chapel House it will be sold subject to certain Purchasers Covenants.

The main Covenants would be that the property must not be used for -

Manufacture, distribution or sale of alcohol.

Religious Use.

Immoral, Sacrilegious, Offensive and such purposes.

GROUND FLOOR

Reception Hall

With original red and black quarry tiled floor, upvc double glazed entrance door, central heating radiator, understairs storage cupboard.



Reception Room 1

14' 5" x 9' 3" (4.39m x 2.82m) with exposed original ceiling beams and an open fireplace with tiled surround. Front aspect window.



Front Reception Room 2

14' 5" x 11' 5" (4.39m x 3.48m) with a solid fuel rayburn cooking range (not tested), alcoves to each side with built in cupboards, front aspect window.





Rear Kitchen

12' 6" x 8' 6" (3.81m x 2.59m) with a single drainer sink unit, built in cupboard, walk in pantry housing the Warmflow oil fired central heating boiler. Rear aspect window. Side exterior door.



Rear Passageway

With central heating radiator.

Ground Floor Bathroom



6' 1" x 5' 3" (1.85m x 1.60m) with original enamel bath with electric shower over, pedestal wash hand basin, double panel radiator.

Separate. W.C.

With flush toilet.



Side Entry Door

From side garden.

FIRST FLOOR

Central Landing

Front Bedroom 1



14' 4" x 9' 7" (4.37m x 2.92m) with central heating radiator, front aspect window with far reaching views.

Front Bedroom 2



7' 10" x 6' 3" (2.39m x 1.91m) with front aspect window with lovely views.

Front Bedroom 3



14' 6" x 11' 5" (4.42m x 3.48m) (max) with front aspect window and again with far reaching country views.

EXTERNALLY

To the Front

Stone walled front boundary with stone and brick pillars and double gates leads to driveway and forecourt with ample turning and parking space for several vehicles.

It has a lawned forecourt area with mature shrubs and ornamental bushes. Paths surround the house.





To the Rear

Benefits from extensive grounds.

The Outbuildings include -

Lean To Store Shed.

Workshop 11'4" x 5'9".

Other Workshop 20' x 10'.

Aluminium Greenhouse.

Rear Gardens

The rear gardens are currently unkempt but provides an orchard area with various fruit trees, vegetable growing beds and further grassed areas.





Services

Mains Electricity and Water. Private Drainage. Partial Oil Fired Central Heating (No Services have been tested).

Directions

Travelling on the main A487 coast road from Aberaeron towards Cardigan. At the village of Synod Inn turn left onto the A486 Llandysul Road. Proceed to the village of Ffostrasol. Immediately after the public house, turn right onto the B4571 Newcastle Emlyn road. After some 3 miles you will reach Penrhiwpal and as soon as you see a Coach/Bus yard on the left hand side, turn immediately left towards Coed Y Bryn. Keep on this road for ½ and as you reach the village of Coed Y Bryn you will see the property on the left hand side next door to the Chapel.



EST. 1989

Estate Agents | Property Advisers
Local knowledge, National coverage

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On - Ty Capel, Coed Y Bryn, Llandysul SA44 5LH

To be sent/delivered/e-mailed to the Agents Offices

No later than -
12 Noon on 30th April 2021

To the offices of Morgan & Davies, 4 Market Street, Aberaeron, Ceredigion SA46 0AS
Email: aberaeron@morgananddavies.co.uk

I/We

Address

Tel : E-mail :

Hereby confirm our offer as follows:-

Price: £.....

I/We

Confirm we have the funds to proceed with the purchase and confirm that the offer is not subject to any planning applications and the land is sold as seen.

My/Our Solicitors are:-

.....

.....

Signed

Date



Directors:
Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

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