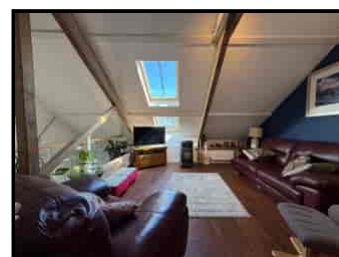


*Be prepared to be impressed ! Unique residential chapel conversion with incredible features.
Llanarth Near New Quay and Aberaeron - West Wales.*



Vronwen, Chapel Street, Llanarth, Ceredigion. SA47 0RG.

£235,000

Ref R/4652/ID

****Outstanding Former Chapel Conversion**Semi Detached 3 Storey Residential Home**Offering 2 bed accommodation**Incredible original features**High quality fixtures and fittings throughout**Grade II Listed**Dressed stone facade with original arched windows under a natural slate roof**The property forms a quarter footprint of the original building and is arranged over three floors**Parking for 2 cars**Front forecourt**Highly efficient and low running costs**Popular village location**Only a 10 minute drive to the Cardigan Bay coastline****

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.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

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.

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. The property is Grade II Listed.

The Accommodation provides as follows -

GROUND FLOOR

Entrance Hall

6' 8" x 13' 9" (2.03m x 4.19m) via original chapel door with stained glass fan light above and recently installed shutter doors. Stairs to first floor with glass balustrade, central heating radiator, understairs storage cupboard.



Front Double Bedroom 1

11' 7" x 9' 6" (3.53m x 2.90m) with chapel window to front with secondary glazing, central heating radiator, laminate flooring, TV point.



Rear Double Bedroom 2

13' 2" x 10' 2" (4.01m x 3.10m) with chapel windows to side with secondary glazing, wall lights, TV point, multiple power points.





Shower Room

6' 1" x 5' 8" (1.85m x 1.73m) having a modern three piece suite comprising of a corner shower unit with Rainfall shower above and pull out head, pale Blue vanity unit with inset wash hand basin, dual flush w.c. modern heated towel rail, illuminous mirror, pvc lined boards, extractor fan.



FIRST FLOOR

Sitting Room/ Dining Room

18' 8" x 8' 0" (5.69m x 2.44m) a lovely comfortable room with arched church window and feature circular church window to front with secondary glazing, laminate flooring, central heating radiator, double doors leading through to -





Kitchen/Breakfast Room

10' 6" x 11' 3" (3.20m x 3.43m) a modern kitchen comprising of Charcoal handleless base and wall cupboard units with Minerva working surfaces above, inset 1½ stainless steel drainer sink with mixer tap, 4 ring induction hob, modern extractor hood, electric eye level oven, under cupboard lights, arched church windows to side with secondary glazing, space for 4 seater dining table, integrated fridge freezer.



Utility Room/W.C

5' 8" x 4' 8" (1.73m x 1.42m) with separate w.c. fitted cupboard units with stainless steel drainer sink, outlet for tumble dryer, tiled splash back.



Feature Galleried Lounge

16' 4" x 14' 3" (4.98m x 4.34m) an incredibly impressive room with glass balustrades overlooking the sitting/ dining room, exposed roof trusses with vaulted ceiling giving a sense of space and openness, 2 velux windows to side, central heating radiator, gas fire (available by sep negotiation). Wall lights.



EXTERNALLY

To the front.

The property benefits from parking spaces for 2 cars and front forecourt laid to slabs being fully enclosed.





Council Tax Band C (Ceredigion County Council).

TENURE - Freehold.



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.

VIEWING

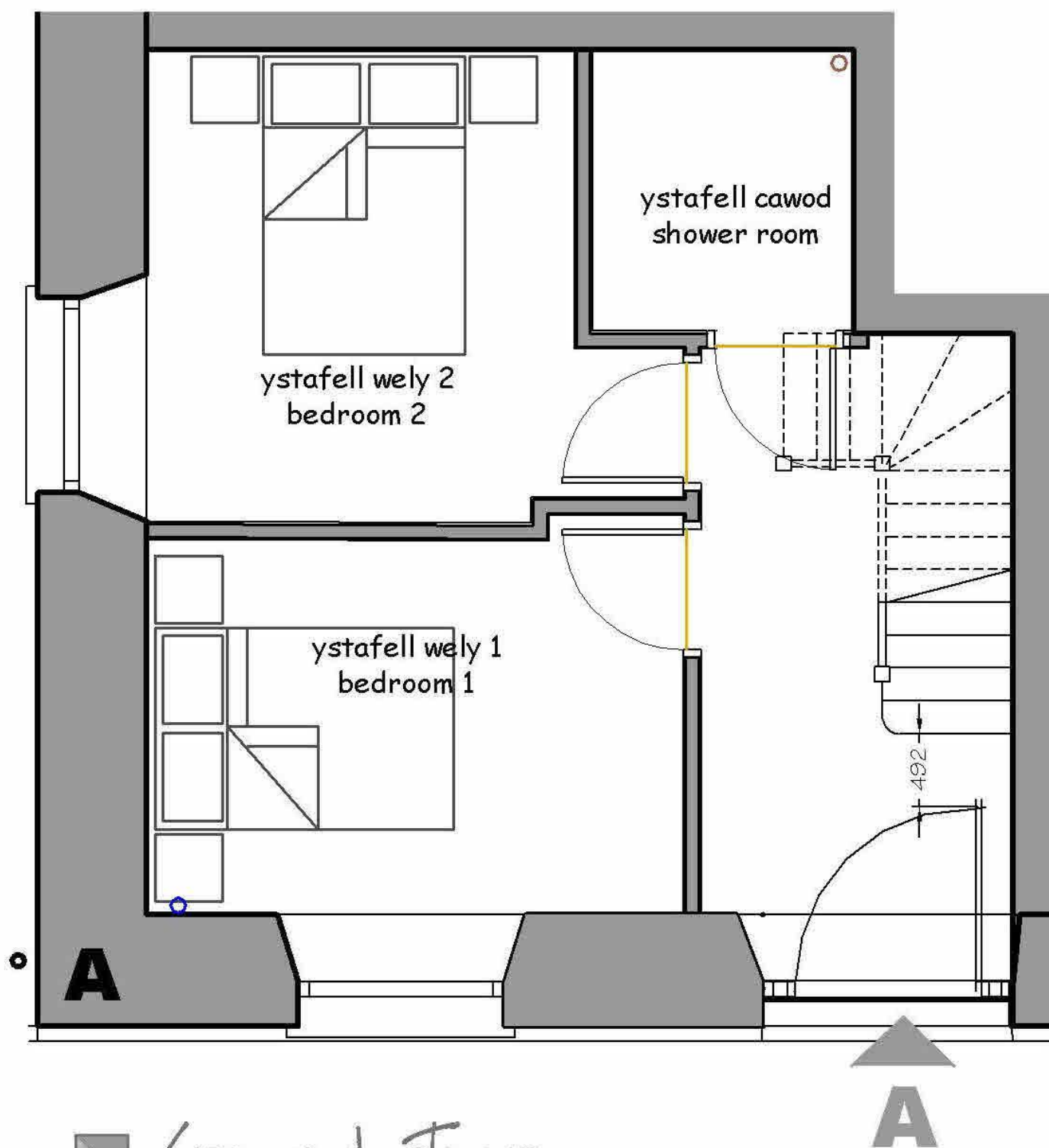
VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

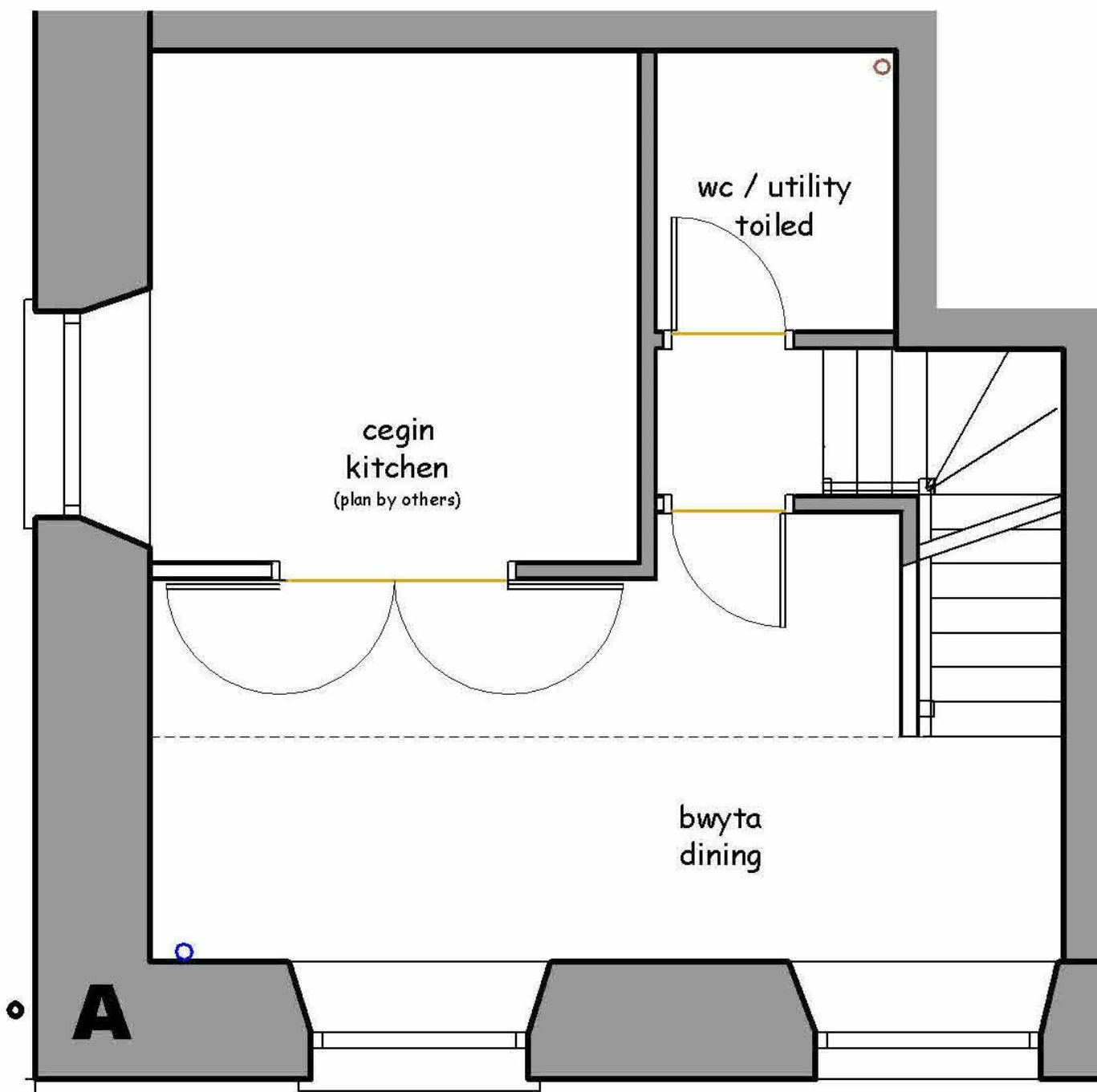
To keep up to date please visit our Website, Facebook and Instagram Pages

Services

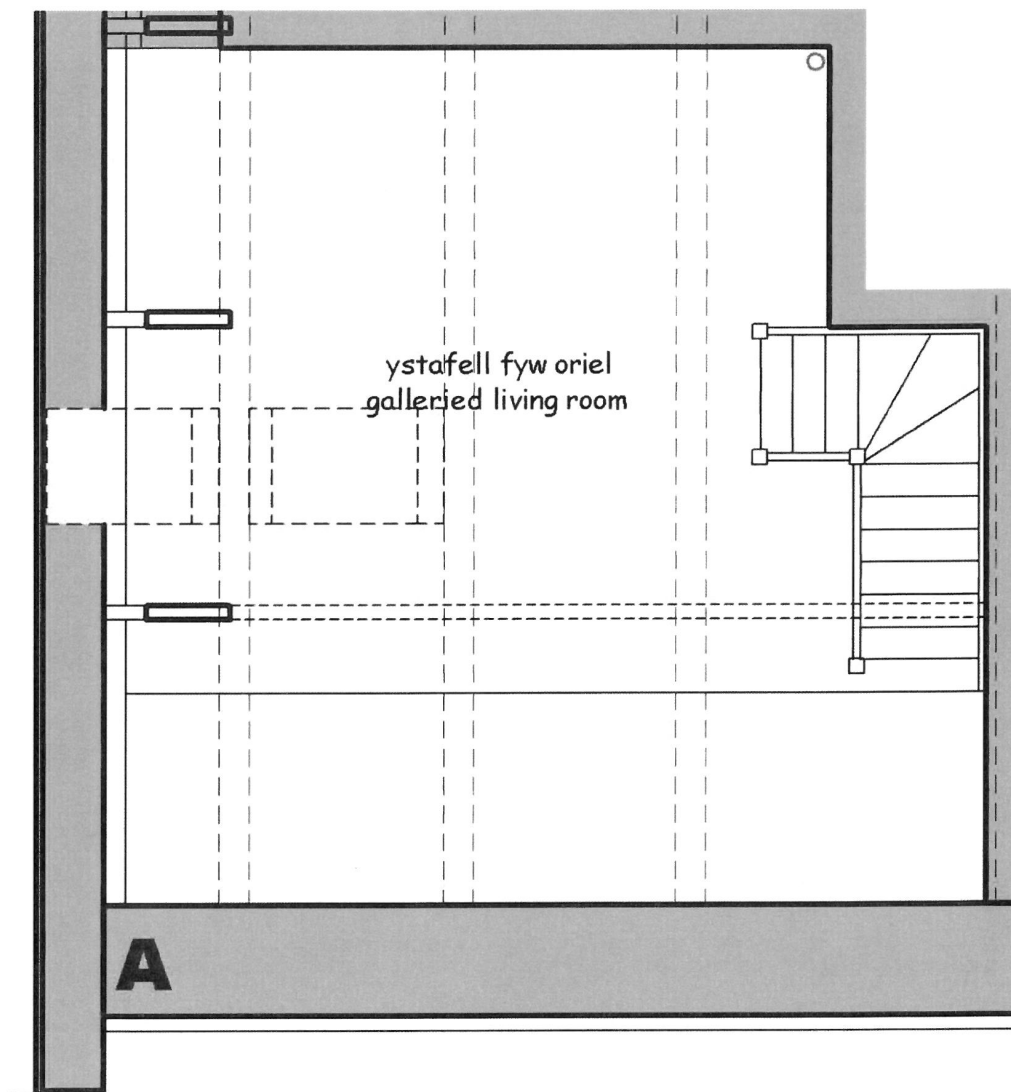
Mains Water, Electricity and Drainage. Modern Efficient Electric Heating.



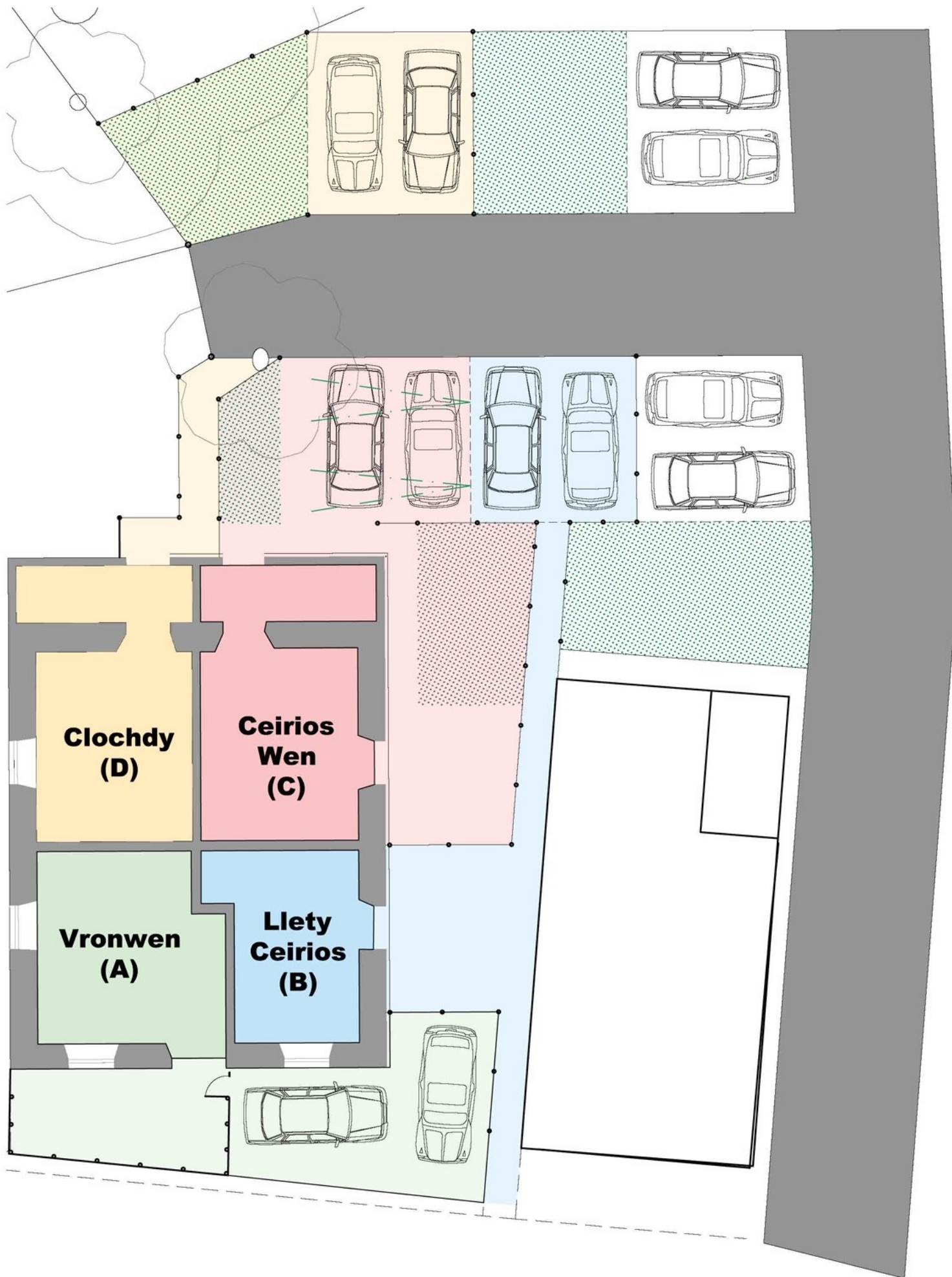
Ground floor
Vronwren (A)



First floor
Vronwren (A)



■ Second floor
Vronwen (A)



0 1 2 3 4 5 7.5 10
metres (1:100)

Capel Fronwen Chapel Street, Llanarth SA47 0RG

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

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

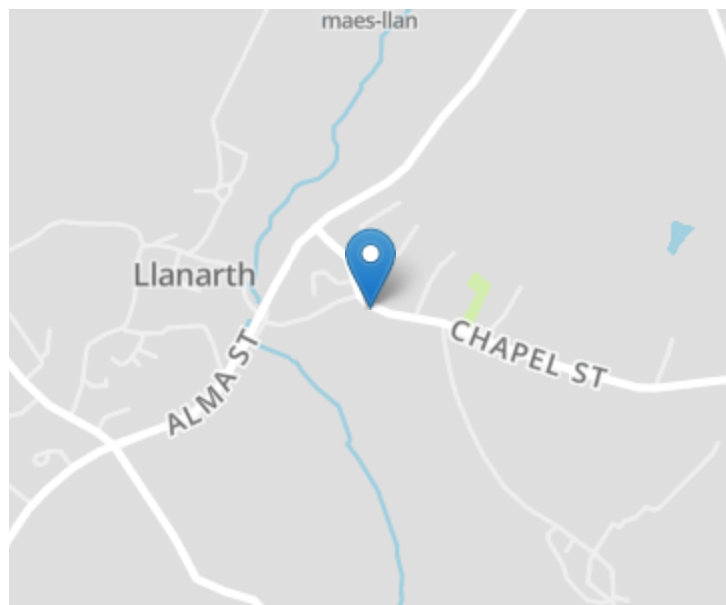
Any risk of coastal erosion? No

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 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 Ffossyffin, Llwyncelyn 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.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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