

*A mixed use property in a popular town centre location, with shop and 3 bedroomed flat,  
Tregaron, West Wales*



The Old Post Office, The Square, Tregaron, Ceredigion. SY25 6JL.

£185,000

C/2395/LD

\*\*\* A rare investment opportunity awaits\*\*\*

\*\*\* No Onward Chain \*\*\* A prominent town centre location within the historic market town of Tregaron  
\*\*\* Ground Floor shop premises with good roadside frontage \*\*\* Rear stores/workshop space \*\*\*  
Formerly the Post Office Sorting room \*\*\* Self contained 3 bedroomed first floor flat offering ample  
accommodation \*\*\* Accessed via a galvanised steel staircase \*\*\* Enclosed rear garden, low maintenance and  
laid to patio \*\*\* Mixed residential and commercial potential - ideal investment opportunity awaits \*\*\*

In all a useful well situated town centre property with successful retail and eating establishments in close  
proximity.



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## LOCATION

Tregaron is located within the heart of the Teifi Valley at the foot of the Cambrian Mountains, 10 miles north of the University town of Lampeter, 6 miles south of the University town, coastal resort and administrative centre of Aberystwyth.

## GENERAL

An attractive mixed use property situated in the centre of the popular market town of Tregaron. The property comprises of ground floor shop it with good roadside frontage, previously being the Post Office, providing strong usability and potential for a range of retail or business uses. To the rear is a useful storeroom/workshop space offering flexibility for storage, commercial activities or an extension of the shop.

Above the premises is a spacious 3 bedroomed flat, offering comfortable residential accommodation and good rental capabilities. Externally the property also benefits from an enclosed rear garden area, a rare feature for a town centre premises.

Overall this represents an excellent opportunity for investors, business owners or those seeking a property combining commercial premises with residential accommodation.

The property consists more particularly of the following:-

## THE SHOP PREMISES

### SHOP

21' 9" x 11' 6" (6.63m x 3.51m) with good roadside frontage. UPVC windows and composite door. Electric heating.



### REAR SHOP

11' 2" x 8' 2" (3.40m x 2.49m) with electric heating. Door through to store/workshop.



### STORE/WORKSHOP

Store Room 1: 10' 3" x 6' 1" (3.12m x 1.85m) with UPVC side entrance door and door through to main shop.

Workshop Room 2: former sorting office 21'2 x 14'7 with tiled flooring.

### KITCHEN/STORE 3

13' 8" x 12' 3" (4.17m x 3.73m) with tiled flooring. Night storage heater. Kitchenette with fitted floor cupboards, stainless steel sink and drainer unit. Water heater.

### REAR HALL

With UPVC rear entrance door to courtyard, garden and w.c with wash handbasin.

### FIRST FLOOR - 3 BEDROOMED FLAT

#### HALLWAY

With UPVC entrance door accessed via galvanized steels staircase from the lower courtyard.

#### KITCHEN/DINER

22' 3" x 14' 2" (6.78m x 4.32m) fitted kitchen with range of wall and floor units. Stainless steel sink and drainer unit. Electrical points and space for cooker with extractor fan over. Night storage heater. Double aspect windows. Airing cupboard with hot water cylinder and immersion heater.



#### BATHROOM

A modern 3 piece site with pedestal wash hand basin, low level flush wc., panelled bath with shower over.



#### BEDROOM 3

11' 3" x 9' 0" (3.43m x 2.74m) with night storage heater. Feature Victorian fireplace.



#### INNER HALLWAY

With large storage cupboard.

#### LIVING ROOM

16' 6" x 9' 9" (5.03m x 2.97m) with night storage heater and enjoying views over the town of Tregaron.



## BEDROOM 1

11' 2" x 9' 8" (3.40m x 2.95m) with views over the town of Tregaron.



## BEDROOM 2

9' 5" x 7' 9" (2.87m x 2.36m)



## EXTERNALLY

### ENCLOSED GARDEN/YARD AREA

Laid to patio.

Please note: there is a Right of Way for the neighbouring property.

## FRONT OF PROPERTY



## REAR OF PROPERTY

## AGENTS COMMENTS

An exciting opportunity awaits. A great investment or commercial opportunity.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

The property is listed under the Local Authority of Ceredigion County Council.  
Council Tax Band for the flat - A

## 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

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric storage heaters, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, Broadband .

## MATERIAL INFORMATION

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**Council Tax:** Band A

N/A

**Parking Types:** None.

**Heating Sources:** Double Glazing. Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**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

The property is situated within the town centre of Tregaron located opposite the petrol station and neighbouring the popular Halen a Pupur restaurant as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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 property please contact :

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