

A Character 2 Bed affordable home. Llanarth, near New Quay/Aberaeron, West Wales.



Llety Ceirios - B Chapel Street, Llanarth, Ceredigion. SA47 0RG.

£140,000

Ref R/5139/ID

****ATTENTION 1ST TIME BUYERS** Outstanding Former Chapel Conversion ** Semi Detached 3 Storey -2 Affordable Home ** Dressed stone facades and original arched windows under a natural slate roof ** Developed to a high specification with good quality fittings and finishes ** The property forms a quarter footprint of the original building and is arranged on 3 floors ** Being one of four dwellings ** 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 includes 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 equidistant drive from the property is Aberystwyth to the north and Cardigan



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GENERAL

A high quality chapel conversion now providing a total of 4 freehold houses, all with external patios, gardens and designated parking area. 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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NOTE -

Please note this is an Affordable Dwelling - occupation is restricted to those who comply with Ceredigion County Council occupancy restrictions.

GROUND FLOOR

Entrance Hallway

5' 8" x 7' 4" (1.73m x 2.24m) Accessed via double glass panel door with fanlight over from the side patio into a light and inviting Hallway with wood effect flooring, radiator, multiple sockets.

Ground Floor Bedroom 1

12' 2" x 12' 5" (3.71m x 3.78m) Double Bedroom, window to front, radiator, multiple sockets.



En Suite

8' 1" x 5' 9" (2.46m x 1.75m) With 4'5" walk-in shower with side glass panel and waterfall head, heated towel rail, single wash hand basin and vanity unit, WC, wood effect flooring, side airing cupboard.



FIRST FLOOR

Landing

Feature side window allowing excellent natural light, electric socket.



Bedroom 2

9' 5" x 12' 2" (2.87m x 3.71m) Double Bedroom, window to front, radiator, multiple sockets, feature painted stone walls, TV point.



Bathroom

With 'P' shaped bath with shower over, heated towel rail, single wash hand basin on vanity unit, WC, wood effect flooring.



SECOND FLOOR

Living Room

14' 3" x 12' 9" (4.34m x 3.89m) Good size family living room with ample space for furniture and dining table, 2 x Velux rooflights allowing excellent natural light, exposed beams to ceiling, multiple sockets, TV point, radiator, feature painted stone walls.



Kitchen

8' 2" x 8' 1" (2.49m x 2.46m) A modern light grey range of kitchen base and wall units with well thought out layout with wood effect worktop, tiled splashback, fitted oven and grill with electric hobs with extractor over, Velux rooflight, stainless steel sink and drainer with mixer tap, wood effect flooring, space for fridge/freezer, multiple sockets.



EXTERNALLY

To the Front

Pathway to side.



To the Side

Patio area laid to slabs.



To the Rear

Parking area with space for 1 car.



MONEY LAUNDERING

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 ARRANGEMENTS

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'.

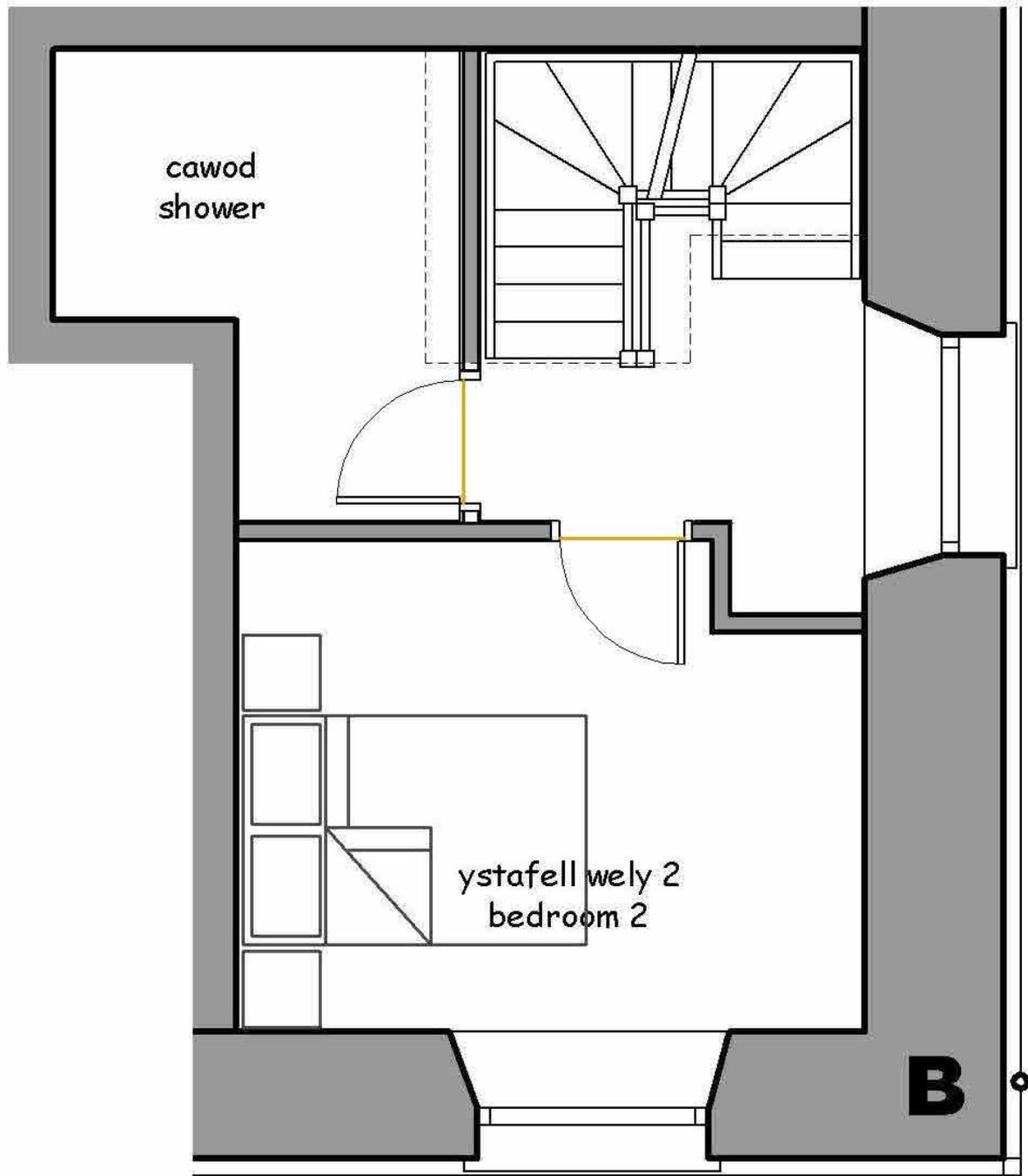
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Services

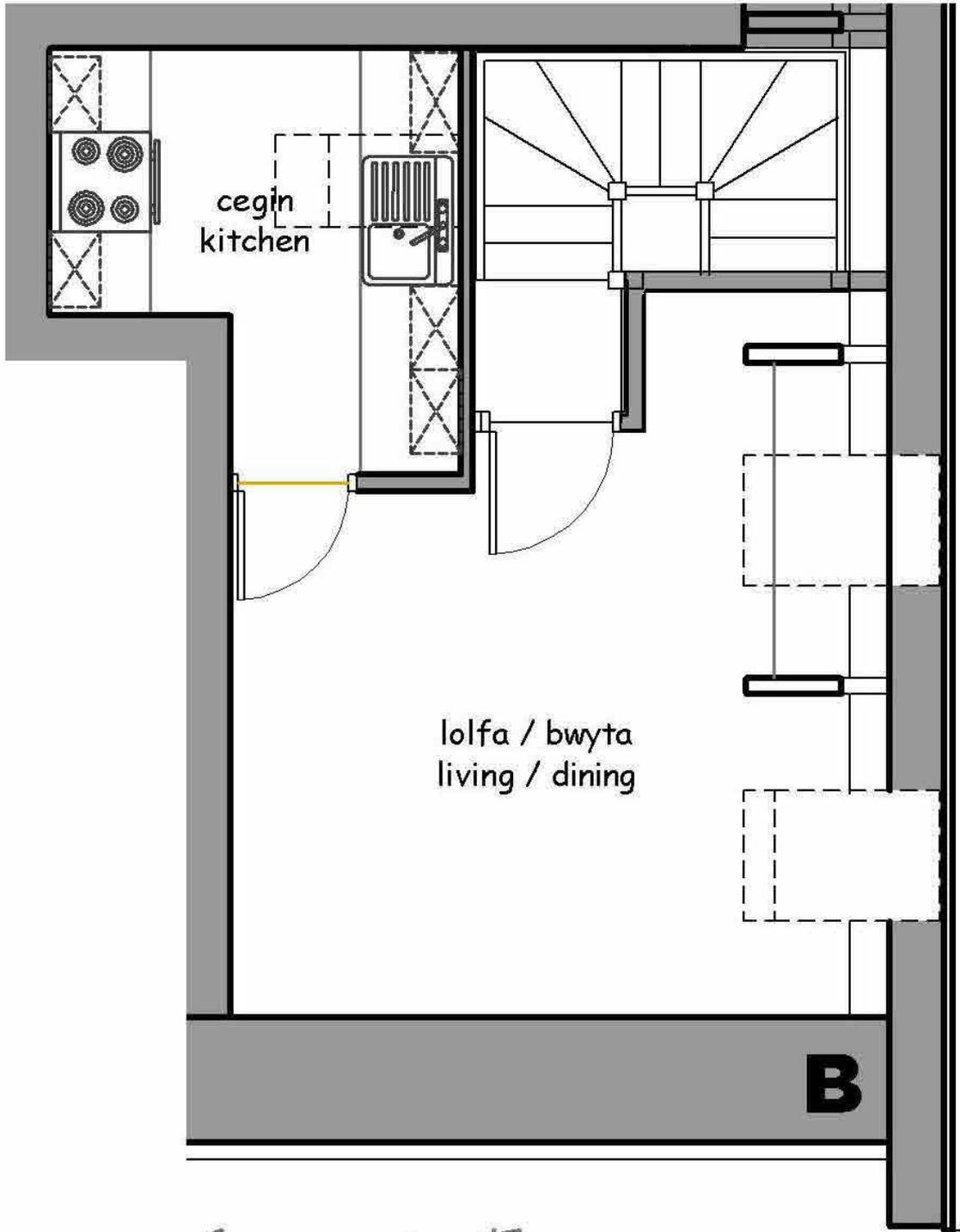
Mains water, electricity and drainage. Highly efficient electric heating.

The property is presumed to be Freehold.

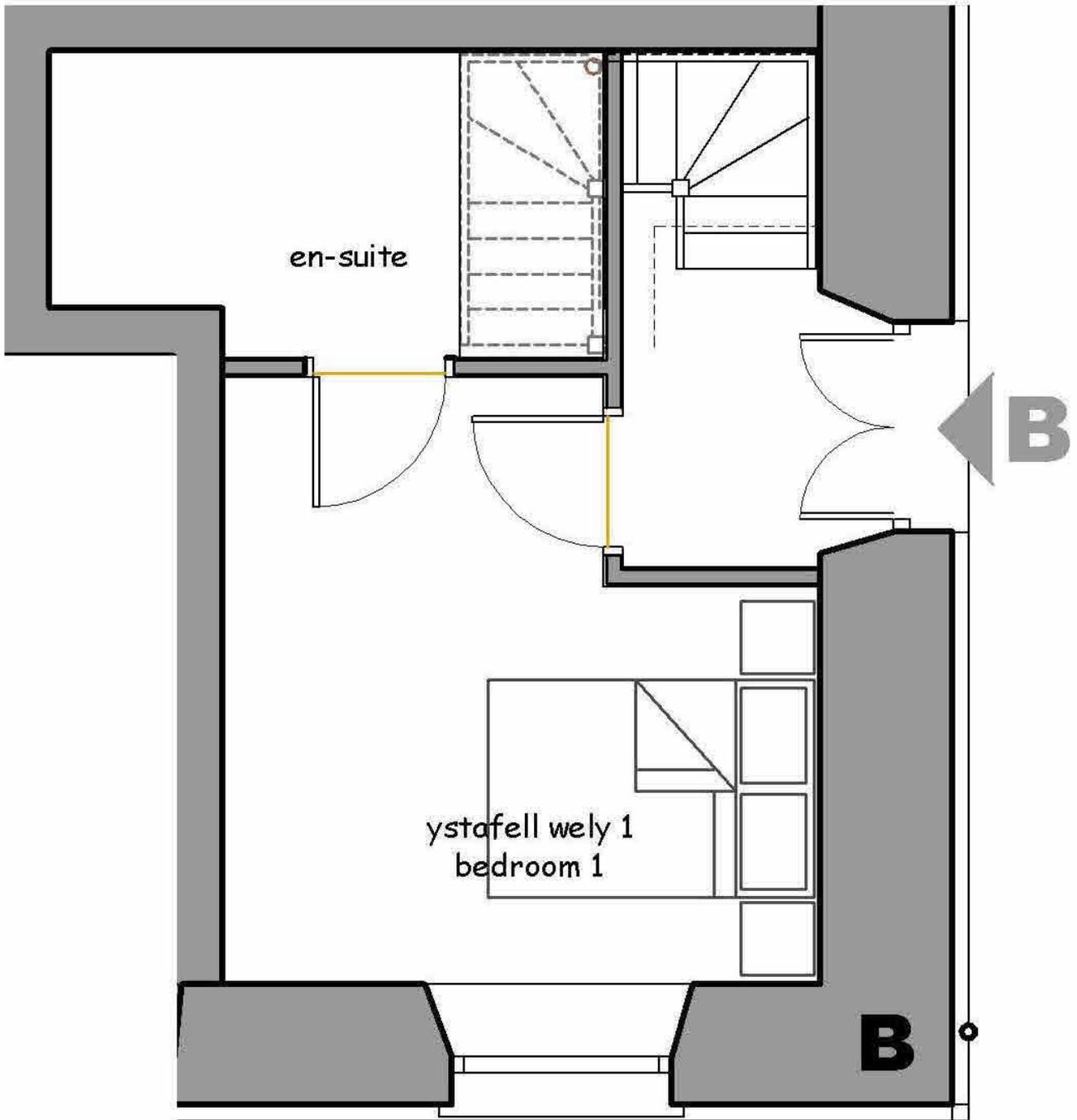
Council Tax Authority - Ceredigion County Council.



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 Uety Ceirios (B)



■ Second floor
Llety Ceirios (B)



■ Ground floor
Llety Ceirios (B)

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Private.

Heating Sources: 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

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 Ffos y Ffin and 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 right hand side.

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

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