

*Commercial/Residential Opportunity. A Fully Renovated Ground Floor Commercial Unit With A 2 Bedroomed Flat, Rear Workshop & Garden. Popular Village Position. Pontsian, Llandysul, West Wales.*



Siop Pontsian, Pontsian, Llandysul, Ceredigion. SA44 4UL.

**£249,950**

**REF: R/4245/LD**

\*\*\* No onward chain \*\*\* Commercial/Residential Opportunity \*\*\* Fully renovated and newly completed  
 \*\*\* Ground Floor Commercial Unit - 32' x 19'.5" - Former Village Shop Offering Possible Workshop, Studio, Office (s.t.c.) \*\*\* 2 bedroomed first floor modern flat \*\*\* Useful first floor workshop/studio space \*\*\*  
 Grade II Listed \*\*\* Traditionally built and partly re-roofed with new electrics and plumbing throughout \*\*\*  
 Potential to split the property by negotiation

\*\*\* Enclosed courtyard area with rear garden \*\*\* With Pedestrian side access point \*\*\* Prominent Village location

\*\*\* Pleasant popular rural position \*\*\* A short drive to Cardigan Bay Coast at New Quay and the Market Town of Llandysul \*\*\* Viewings highly recommended - Contact us today to view



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## LOCATION

Well situated within the popular picturesque Village of Pontsian with a good range of local amenities, including Village Shop, Village Hall, and Places of Worship, only some 4 miles distant from the Teifi Valley Market Town of Llandysul, some 7 miles from the University and Market Town of Lampeter and only a 15 minute short drive from the Ceredigion Heritage Coastline of New Quay.

## GENERAL DESCRIPTION

The ground floor commercial unit offers a nice work home lifestyle with a range of potential uses. Formerly being the Village Convenience Store.

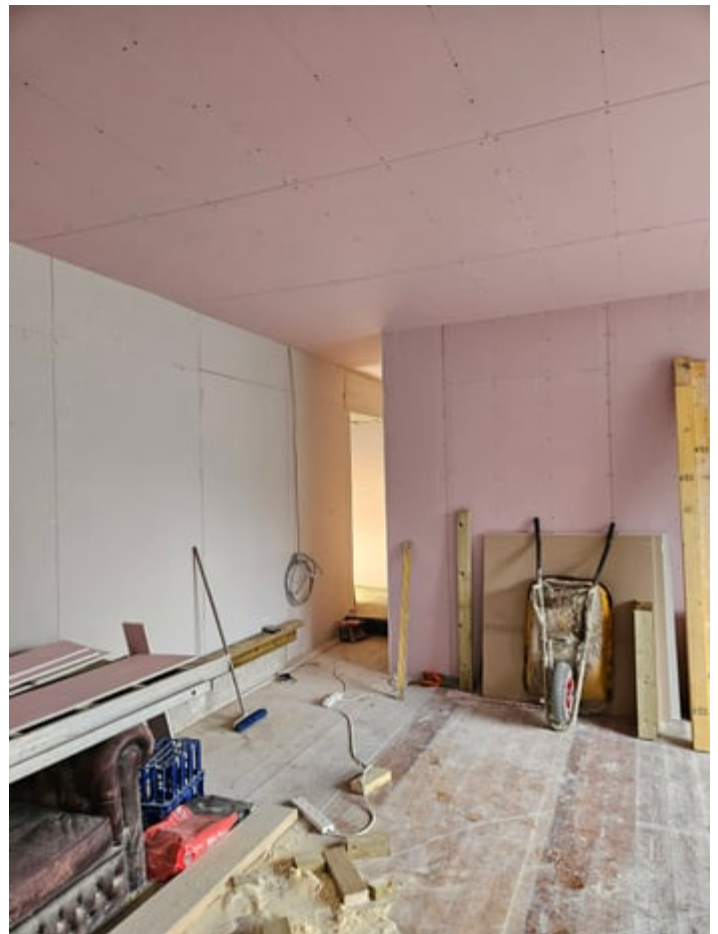
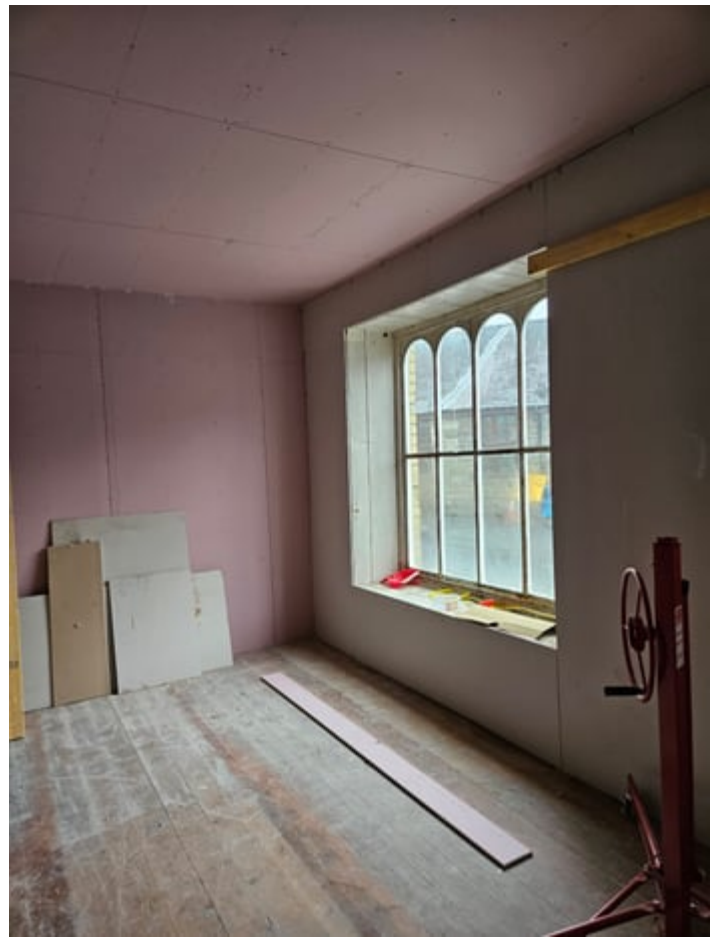
A fully renovated and nicely presented 2 bedroomed first floor flat having a front door access point with a useful utility area. The property has undergone renovation and has partly been re-roofed, and with new electrics and plumbing throughout.

It now offers a comfortable flat with a rear courtyard, useful workshop and garden area with side Pedestrian access.

A highly desirable residential and commercial opportunity. Viewings are highly recommended.

## GROUND FLOOR COMMERCIAL UNIT

32' 0" x 19' 5" (9.75m x 5.92m). Currently being renovated. Formerly being the Village Convenience Store with front door ramp access. It has been dry lined, insulated and has new electrics throughout.







### REAR STORE ROOM

25' 0" x 6' 9" (7.62m x 2.06m). With water connection and w.c.

### FLAT ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

With a newly fitted hardwood front entrance door, staircase to the first floor accommodation.



### LARGE UTILITY AREA

With plumbing and space for automatic washing machine.

### LANDING AREA

With rear half glazed entrance door, radiator, laminate flooring.

### SHOWER ROOM

Brand new with a 4ft shower cubicle, low level flush w.c., pedestal wash hand basin with mixer tap, extractor fan, spot lighting, airing cupboard with hot water cylinder, Aztec electric boiler.



### SHOWER ROOM (SECOND IMAGE)



### BEDROOM 1

13' 9" x 9' 8" (4.19m x 2.95m). With radiator and fantastic views over the Village Centre.



### BEDROOM 2

13' 9" x 8' 4" (4.19m x 2.54m). With radiator and fantastic views over the Village Centre.



### KITCHEN/LIVING AREA

17' 6" x 12' 9" (5.33m x 3.89m). With a modern fully fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit, electric oven, 4 ring hob with extractor hood over, radiator, space for fridge/freezer, laminate flooring, views over the Village Green.



### KITCHEN/LIVING AREA (SECOND IMAGE)



### REAR ENCLOSED COURTYARD



### BARN/WORKSHOP (FIRST FLOOR)

20' 5" x 27' 6" (6.22m x 8.38m). With double door entrance, double aspect windows, vaulted ceiling with exposed beams, newly re-roofed, electricity and lighting connected. Offering great workshop, studio or office space.





## BARN/WORKSHOP (SECOND IMAGE)



## GARDEN AREA

To the rear of the property lies a blank canvas with side Pedestrian access.



## PARKING

On street parking only.

## AGENT'S COMMENTS

An exciting residential and commercial opportunity in a popular Village position.

## TENURE AND POSSESSION

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

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed.

## 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 central heating.

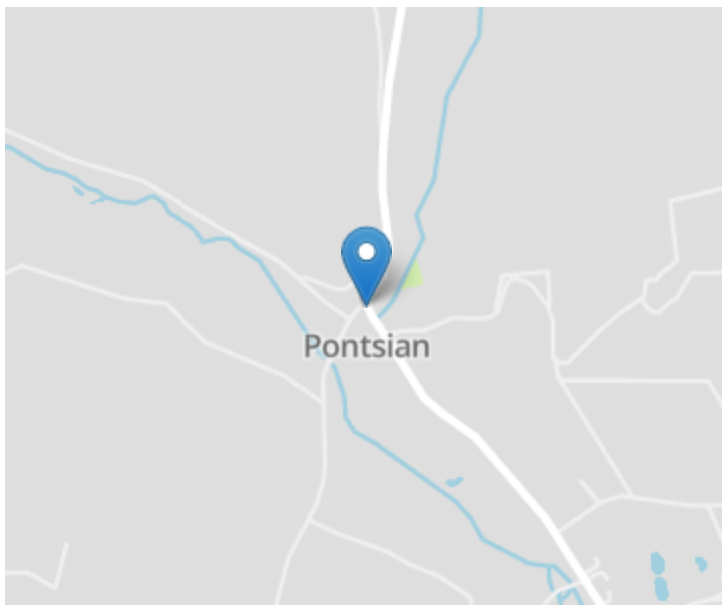
## Directions

From Lampeter take the A475 Newcastle Emlyn road. Continue through the Villages of Llanwnnen, Drefach and Cwmsychpant. Continue down the hill to Rhydowen. Turn right at the square towards Pontsian. On reaching the main square in Pontsian the property will be found.

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 properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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 Website, Facebook and Instagram Pages



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

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