

Traditional built character former Chapel House in small rural hamlet in Mid Ceredigion with oil fired central heating and double glazing.



Ty Capel Penial, Blaenpennal, Aberystwyth, Ceredigion. SY23 4TW.

£109,950

R/4880/AM - O.N.O.

***The property is built traditionally *** The property comprises of hall, reception room, kitchen, reception room 2/bedroom 3 *** First floor landing, 2 double bedrooms and a good sized bathroom *** Externally there is a small shed and off-set garden and yard/patio area ***



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Location

Blaenpennal is a delightful small hamlet in Mid Ceredigion 15 miles South of the University town and coastal resort and administrative centre of Aberystwyth and some 5 miles from the popular market town of Tregaron in the Teifi Valley. The town of Lampeter lies 12 miles to the immediate South. The property lies 1 mile off the A485 Tregaron to Aberystwyth Road at Tyncelyn.

Property description

Traditional period cottage deserving of some refurbishment but offering character, well equipped accommodation and built of solid stone, part stone faced, part rendered elevations under a Welsh slated roof. The property benefits from oil fired central heating and full double glazing and provides the following comfortably apportioned accommodation.

Ground Floor

Reception Hall

With quarry tile floor and radiator.

Reception room

15' 2" x 11' 6" (4.62m x 3.51m) With stone fireplace, bookshelves.

Kitchen

12' 3" x 7' 4" (3.73m x 2.24m) With fitted floor and wall cupboards. Plumbing for washing machine. Built in larder cupboard. Quarry tiled floor.

Reception Room 2

11' 10" x 11' 8" (3.61m x 3.56m) with modern tiled fireplace with open flue. Understairs cupboard. Double panelled radiator.

First Floor

Landing

Bedroom 1

14' 6" x 10' 6" (4.42m x 3.20m) with double panelled radiator.

Bedroom 2

13' 2" x 10' 6" (4.01m x 3.20m) with double panelled radiator.

Bathroom

Good sized. Low level flush w.c., panelled bath with electric shower over. Wash hand basin. Built-in airing cupboard.

Externally

Small side garden.

Shared communal drive with retained Chapel in separate ownership.

Road frontage with wrought iron railings and gate.

Front yard area.

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

The property is identified by our Agent's FOR SALE sign. Viewings are strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk.

All our properties are also available to view 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 Facebook and Instagram Pages

Services

The property is serviced by mains water, mains electricity, shared private drainage system, oil fired central heating, double glazing.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (55)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

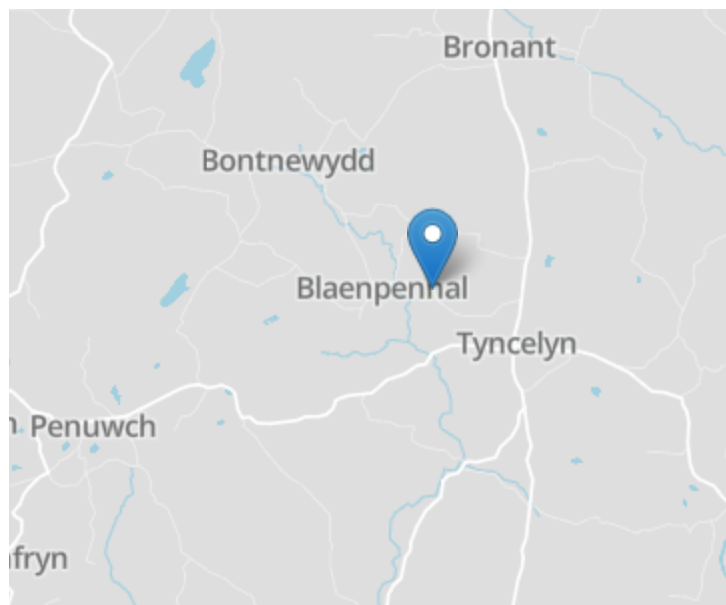
Any risk of coastal erosion? No

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 Lampeter take the A485 North to Tregaron and on Tregaron Bridge turn left for the A485 towards Aberystwyth. Continue along this road to Tyncelyn crossroads and continue along the A485 taking the next turning left for Blaenpennal. Continue to the village Blaenpennal and the Chapel House is found in the middle of the hamlet on the left-hand side on a 90 degree corner. Parking is best by passing the Chapel and parking on the lane.

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

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

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