

Truly an unique property. A charming former Chapel now providing a perfect country home. Ffair Rhos. Ystrad Meurig, West Wales



Capel Gorphwysfa, Ffair Rhos, Ystrad Meurig, Ceredigion. SY25 6BP.

£285,000

REF: R/4760/LD

*** An unique opportunity awaits *** A characterful former Chapel *** Now providing a delightful 1 bedroomed country residence ***
Bespoke fixtures and fittings throughout *** Mezzanine bedroom with central staircase *** Open plan living area with made to measure
fitted kitchen *** Modern shower room *** Oil fired central heating with underfloor heating *** Good Broadband connectivity

*** Set within a generous and extensive plot *** Newly tarmacadamed double gated driveway *** Timber built garage/workshop on a
concrete base *** Log cabin with sheltered pergola *** Well managed and manicured gardens with natural hedge line

*** Centre of popular Village location *** Rural but not remote *** 1 mile from the Village Community of Pontrhydfendigaid with all
everyday amenities *** Fantastic and far reaching views over the Cambrian Mountains and Tregaron Nature Reserve in the distance ***
Aberystwyth, Lampeter and Tregaron are within close proximity *** A country property worthy of early viewing



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LOCATION

Capel Gorphwysfa lies within the rural settlement of Ffair Rhos which boasts a popular Public House. The larger Village of Pontrhydfendigaid lies within 1 mile with a range of facilities including Village Shop/Post Office, Public House, Primary School, large Community Hall, good leisure facilities and good Public Transport connectivity. The Market Town of Tregaron with its Comprehensive School and a wider range of day to day needs is a 10 minute drive. The University Town Coastal Resort and Administrative Centre of Aberystwyth with Bronglais Hospital, National Library, Council and Welsh Government Offices lies within a 30 minute drive.



GENERAL DESCRIPTION



An unique opportunity awaits. A former Chapel having been beautifully converted to offer a 1 bedroomed country dwelling. The property enjoys all modern day conveniences with oil fired central heating, underfloor heating and good Broadband connectivity. It's open plan living provides great

potential.

Externally it sits within an extensive plot with a newly tarmacadamed driveway, useful garage/workshop and a log cabin. In all a property deserving early viewing. It enjoys a rural location with fantastic views over the Cambrian Mountains.

GENERAL DESCRIPTION (SECOND IMAGE)



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

ENTRANCE PORCH

6' 1" x 6' 1" (1.85m x 1.85m). Accessed via an original timber door, tiled flooring, plumbing and space for automatic washing machine, steps leading up the the main Open Plan Living Area.



OPEN PLAN LIVING AREA

33' 2" x 21' 6" (10.11m x 6.55m).

KITCHEN AREA

With fitted kitchen units with Bespoke scaffold worktops over, Belfast sink, Range Master electric/gas Range, integrated dishwasher, Grant oil fired central heating boiler.



KITCHEN AREA (SECOND IMAGE)



DINING/LIVING AREA

A cosy area positioned below the mezzanine floor with cast iron multi fuel stove, double aspect windows, staircase leading to the first floor accommodation.



DINING/LIVING AREA (SECOND IMAGE)



DINING/LIVING AREA (THIRD IMAGE)



BATHROOM

Comprising of a free standing roll top bath, level access shower area, low level flush w.c., pedestal wash hand basin, double aspect windows, exposed stone walls, tiled flooring.



BATHROOM (SECOND IMAGE)



FIRST FLOOR

MEZZANINE BEDROOM

21' 6" x 10' 3" (6.55m x 3.12m). With two Velux roof windows, timber flooring, fitted wardrobes.



MEZZANINE BEDROOM (SECOND IMAGE)



EXTERNALLY

GARAGE/WORKSHOP

28' 0" x 16' 0" (8.53m x 4.88m). Of timber construction on a concrete base. Currently split into two compartments with double door entrance point and side service door, electricity and lighting.



LOG CABIN

14' 0" x 10' 0" (4.27m x 3.05m). Of timber construction with electricity connected.



LOG CABIN (SECOND IMAGE)



SHELTERED PERGOLA

With decking.



GARDEN

A particular feature of the property is its extensive garden area being naturally landscaped and laid mostly to lawn with various flower and shrub borders and has been well kept by the current Vendors. The property is private yet being centrally positioned within the Village Community of Ffair Rhos and only 1 mile from Pontrhydfendigaid.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



PARKING AND DRIVEWAY

A double gated tarmacadamed driveway with ample parking and turning space.



VIEW FROM PROPERTY



POSITION



FRONT OF PROPERTY



REAR OF PROPERTY



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

COUNCIL TAX

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

MONEY LAUNDERING REGULATIONS

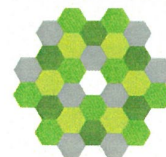
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

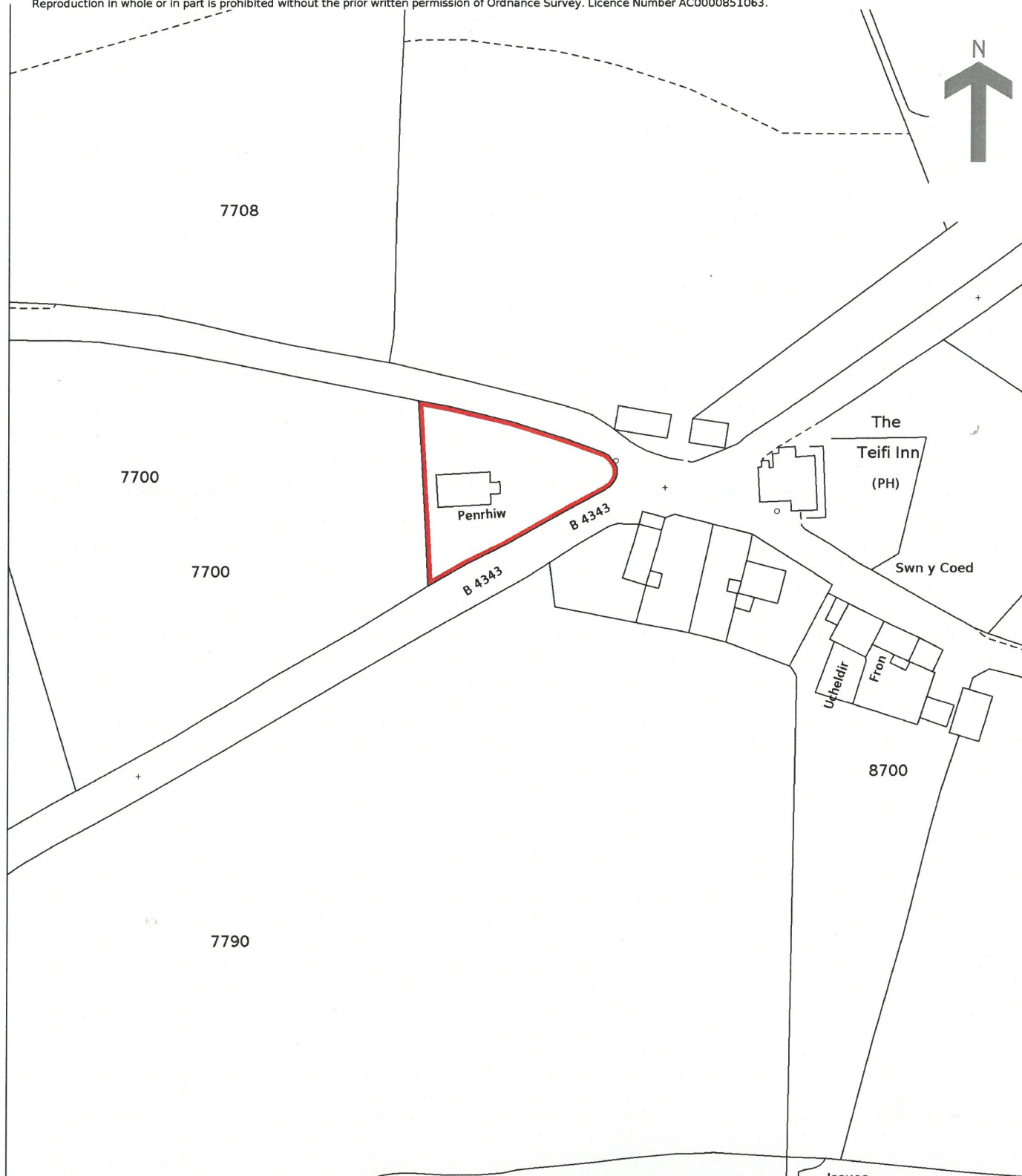
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of
title plan

Title number **CYM115851**
Ordnance Survey map reference **SN7368SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Council Tax: Band C

N/A

Parking Types: Driveway. Garage. Gated.
Private.

Heating Sources: Oil. Underfloor
Heating.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (62)

**Has the property been flooded in last 5
years?** No

Flooding Sources:

Any flood defences at the property? No

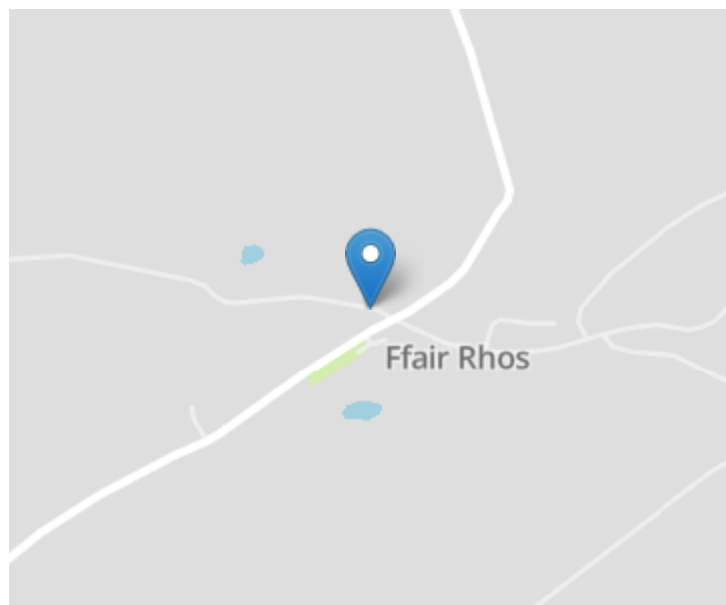
Any risk of coastal erosion? No

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 Tregaron head North on the B4340 signposted Pontrhydfendigaid which is some 4 miles North from Tregaron. Proceed through the Village of Pontrhydfendigaid, over the bridge, and past the Red Lion Public House. Continue for approximately 100 yards taking the next right hand turning opposite the Village Hall. Continue on this road for approximately half a mile passing the Primary School on your right hand side. Head into the Village of Ffair Rhos. Take the right hand turning and the former Chapel which be thereafter, 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

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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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