

*Attention Investors! Home with an income. Valuable commercial/residential property in a prominent roadside location. Ideal for those wanting home business and living accommodation.*



**Ty Coch, Llanarth, Ceredigion, West Wales. SA47 0ND.**

**£230,000**

**Ref R/4233/RD**

**\*\* Substantial Victorian property \*\* Combined Commercial and Residential use \*\* Ideal Investment/Business opportunity \*\* Run a Business and live on the premises ! \*\* Currently ground floor use (Class A1 - was a butcher shop/food store) \*\* Exempt from business rates \*\* Two storey accommodation over extends to 3 bedrooms \*\* Has recently been totally refurbished throughout to a good standard, with new windows to front, totally redecorated, new carpets and furniture - (can be sold fully furnished) \*\* Currently used as successful holiday let business on the First Floor \*\* Large rear garden \*\* Street parking \*\***

Prominent location set back off the main A487 road within the busy rural village community of Llanarth next to village stores, on a bus route and close to post office, filling station, public house/hotel and primary school. Llanarth caters for a wide catchment area and is only 3 miles inland from the coast at the popular seaside resort of New Quay and some 4 miles from the Georgian Harbour town of Aberaeron. Adjoins the main route running from the University town of Aberystwyth to the north to the county Market town of Cardigan to the South. 15 miles of the University town of Lampeter.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

The offering of Ty Coch on the market provides prospective purchasers with an opportunity of acquiring an impressive and substantial property suiting a variety of a purposes currently utilised as an investment property with the ground floor occupied as 2 shops and with the first floor which has recently been totally refurbished currently used for holiday letting purposes.

Alternatively an ideal opportunity to work and live on the premises or an investment opportunity to acquire a property with an income.

The ground floor is used as Planning Class A1 - (Shops, post office, Travel Agents, Hair Dressers, Funeral Directors, Dry Cleaners etc). Has potential for Class A2 - which would incorporate Offices, Financial Services etc and also A3 - Food and Drink which class would cover pubs, restaurant, cafes and hot food takeaways (stc).

The ground floor generated £6,000 per annum in rent.

The first floor generates £10,000+ per annum in income as a successful holiday let business.

### GROUND FLOOR COMMERCIAL UNIT - In all some 400 sq. ft.

(Can be let as a whole or in two sections) viz:

#### Communal Hall/Vestibule

#### Right Hand Section - Room 1

14' 9" x 10' 10" (4.50m x 3.30m) into bay window.

#### Room 2

16' 9" x 10' 6" (5.11m x 3.20m) with rear exterior door.

#### Left Hand Section - Room 3

14' 10" x 10' 7" (4.52m x 3.23m) into bay window.

### Kitchen / Prep Room / Staff Room

10' 7" x 7' 3" (3.23m x 2.21m) with a tiled floor and part tiled walls, stainless steel single drainer sink unit, built in cupboard.

### Separate WC

Provides low level flush toilet and wash hand basin.

### Please Note -

The ground floor commercial section of the property is available to let at a guide price of £150 per week.

## RESIDENTIAL SECTION

### FIRST FLOOR

Totally self contained with its own independent access provides viz:





### Split Level Entrance Hall

With uPVC double glazed entrance door and central heating radiator. Leads through to:

### Comfortable Lounge/ Dining Room

into bay window with a pleasant aspect, fireplace housing a wood burning stove, 3 double panel radiators.



### Kitchen

10' 8" x 10' 3" (3.25m x 3.12m) fitted with a range of base and wall cupboard units with Formica working surfaces, inset enamel 1½ bowl single drainer sink unit h&c, slot in oven, part tiled walls, houses the Velaire oil fired central heating boiler.





**Front Double Bedroom 1**



15' 5" x 10' 9" (4.70m x 3.28m) into bay window with a period fireplace, double panel radiator.

**Rear Twin Bedroom 2**



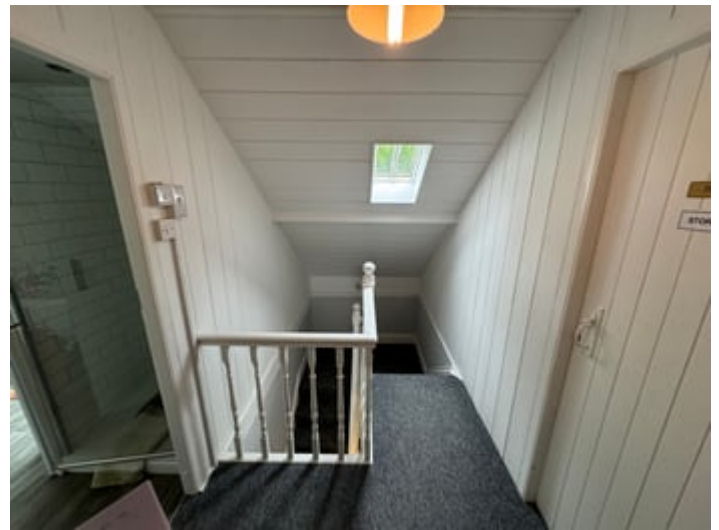
10' 10" x 10' 1" (3.30m x 3.07m) with central heating radiator.

**Original staircase leads to -**

## **SECOND FLOOR**

**Central Landing**

With space and plumbing for automatic washing machine.



**Double Bedroom 3**

with central heating radiator, sloping ceilings with original tongue and groove boarding, Velux window. Access to under eaves storage space.

## Bathroom



12' 5" x 8' 5" (3.78m x 2.57m) totally refurbished, has a feature roll top slipper bath, fully tiled shower cubicle with a Triton shower unit, wash hand basin, heated towel rail, built in airing cupboard, separate WC.

### Please note:

The property has been refurbished recently in readiness for holiday letting purposes. It has new carpets throughout as well as new furniture and fittings to all rooms. Can be purchased fully furnished.

## EXTERNALLY

## Side Gated Access



Which also gives access to a two tier garden which provides a large paved patio area with steps leading up to a spacious garden / grassed area bounded by mature trees and bushes.

## 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**

Mains electricity, water and drainage. Oil fired central heating to the residential part.

Council Tax Band -

Tenure - The property is presumed to be freehold.

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

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

**Flooding Sources:**

**Any flood defences at the property?** No

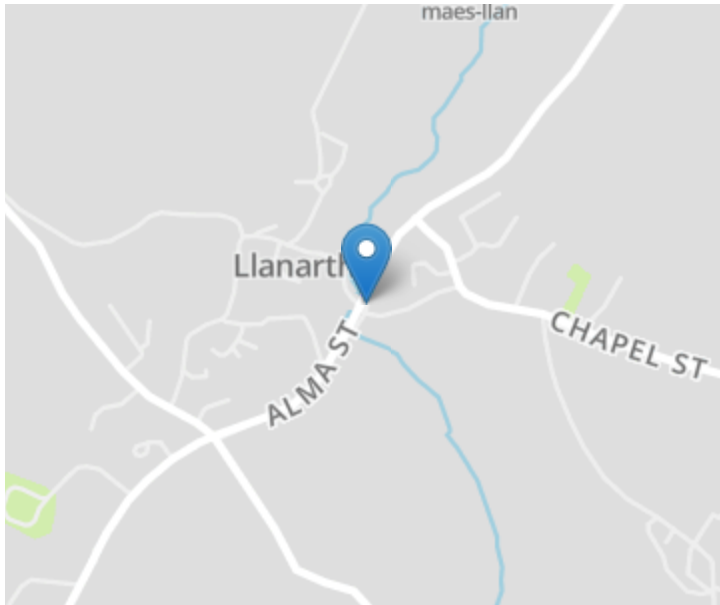
**Any risk of coastal erosion?** No

**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

Travelling on the main A487 coast road south-west from Aberaeron towards Cardigan, drive through the villages of Ffos-y-Ffin and Llwyncelyn, onto the next village is Llanarth. As you drive down into the village of Llanarth, the property will be seen in the centre of the village on the left hand side identified by the Agents for sale board.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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