




Awelfa., High Street, Cardigan, SA43 2SQ

Offers in the region of £276,000



CARDIGAN
BAY
PROPERTIES

EST 2021

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Awelfa., High Street, Cilgerran, SA43 2SQ

- Commercial and Residential semi-detached house
- Currently an established cafe, popular with locals and visitors to the village
- Deceptively long rear garden
- Walking distance to the Welsh Wildlife Centre, Castle and River walks
- 15 minute drive to coast and beaches
- Current rateable value of cafe £2,600
- Family accommodation to rear and above, with 3 bedrooms
- Central village location, walking distance to amenities
- 3.8 miles from the market town of Cardigan
- EPC rating: E

About The Property

Commercial and Residential property in one – A charming 3-bedroom property with an up-and-running busy village cafe nestled at the heart of the pretty, semi-rural village of Cilgerran. Within walking distance to the village shop, primary school, pubs, Castle, river walks and the Welsh Wildlife Centre & Teifi Marshes, that this gorgeous Welsh village has to offer.

The village is a short drive to the historic market town of Cardigan (which you can also walk to through the Wildlife Centre) which offers larger shops and supermarkets, further schools, a college, chemists, pubs, cafes and restaurants that this vibrant town has to offer. The stunning West Wales coastline of Cardigan Bay, with all its sandy beaches, is also a short drive away.

Enter the property into the welcoming cafe area which offers plenty of room for customer seating making good use of the space to provide serving and preparation counters, space for refrigerators and display units with wash-hand basin to meet your food hygiene standards, (at present, the current owners hold an impressive 5* food hygiene rating and have informed us they are also up to date with the Fire Safety Certificate).

From the cafe area, there is a single W/C available for customers to use and a doorway leading into the industrial kitchen which has space for stainless steel work equipment, such as worktops and storage, space for a cooker (with gas hob), space for fridge freezers, space and plumbing for dishwasher shelving and any other equipment a busy cafe requires. The wall mounted gas combi boiler which services the hot water and central heating for the whole property is also located in this area. From the kitchen there is a door leading into an inner hallway which provides additional storage, space and plumbing for a washing machine, access to the stairs and also doors leading into the rear lounge area.

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Details Continued:

The lounge area is a lovely open and bright space with log burning stove with slate hearth, engineered oak flooring, kitchenette, patio doors leading out the rear garden and a reclaimed stairs leading up to an attic space above. The attic space above the lounge has limited head space with sloping ceilings and a Velux window providing views over the rear garden.

Up the main staircase lead onto a landing with storage cupboard directly ahead and doors leading off to 3 bedrooms and a bathroom. Two of the bedrooms are double sized with windows overlooking the front of the property and the third bedroom is

currently used as a dressing room but would also make a lovely single room to the rear. The bathroom has been tastefully modernised to accommodate a double walk-in shower, bath, wash hand basin with storage under and a W/C.

EXTERNALLY:

Externally, to the front, there is space for benches for customers to enjoy eating outside at the front of the property and to the rear there are steps up from the lounge into the garden area which has paved areas to enjoy some alfresco dining with useful sheds and storage space beyond and a further lawned area behind the sheds which has the potential for a variety of uses such as growing your own vegetables.

Cilgerran is quite a large village with a population of 1,500. The cafe is a hub for book clubs, craft groups and cycling clubs. Cilgerran Castle is a very popular tourist attraction with up to 100 visitors a day. At present the current owners are only open 4 days a week but this increases during the summer to 6 days. There is scope for longer opening hours to include Bistro Nights etc.

This is a great property with a profitable and well-established business which is the heart of the community and appreciated by locals and visitors to the area.

Cafe Area
19'5" x 24'3" max (not inc bay)

Cafe Kitchen
15'10" x 9'3" max

Hallway between cafe and kitchen
4'3" x 2'10" max

Cafe W/C
3'11" x 4'3" max

Inner Hallway
7'10" x 7'0" max

Lounge
14'9" x 21'6" max

Attic Room above Lounge
10'10" x 14'3" max

Landing
12'7" x 12'0" max

Bedroom 1
8'6" x 11'6" max

Bedroom 2
9'8" x 11'6" max

Bedroom 3
12'5" x 6'2" max

Bathroom
8'9" x 7'6" max

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: - C Pembrokeshire County Council for residential section - Current rateable value of commercial section - (1 April 2023 to present) £2,600

TENURE: FREEHOLD.

PARKING: On-Street Parking.

PROPERTY CONSTRUCTION: Traditional Build.

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains.

WATER SUPPLY: Mains.

HEATING: Gas (LPG) boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Standard and Superfast available- up to 80 Mbps Download, up to 20 Mbps upload *** FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised they have rights to go onto neighbouring property to





access drain cover

FLOOD RISK: Rivers/Sea - N/A Surface Water: N/A -

Please note: We have been advised by the seller that the property suffered from water escape

damage to the lounge and kitchen floors in September 2022, due to a combination of a freak rainstorm and a blocked drain in the kitchen.

They advise this had not happened previously and has not happened since

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: We have been advised that there is currently a planning application in place to do alterations & extension, covered areas to either side of main dwelling & new patio door to side room for the property next door called Llwyncoed.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. There is no parking with this property. The loft room above lounge was converted by the current owners, the steps up to the loft room are steep and will not comply with current building regs and do not have a handrail, care should be taken when viewing this room. All cafe fixtures and fittings can be included in the sale price if required. There is CCTV at the property.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are

approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

HW/CY/06/24/OK







Adele's



TEA ROOM
COFFEE SHOP

AWELFA

Eglwys Church

Castell Castle

Adele's
Tea Room

CLOSED







DIRECTIONS:

From Cardigan travel out on the A478 (Tenby Road) until you reach the next village of Penybryn. Turn left here for Cilgerran. Travel into the village, past the primary school, and the property is located on the corner on the right hand side.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using Planity.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

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