



39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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The Old Shop Llanfair Clydogau, Lampeter, Ceredigion, SA48 8LA
Asking Price £475,000

An iconic village premises formerly the village Shop and Post Office but now with premises suiting a range of uses such as a workshop/studio offering two self contained residential units together with approximately an acre and a half of attractive riverside meadow lands bordering the meandering mid reaches of the picturesque Teifi river.

LOCATION



The property is located just off the iconic pretty Llanfair bridge in the mid reaches of the Teifi valley renowned for its picturesque surroundings. The property is located on the outskirts of the village, approximately 3 miles from Lampeter offering most everyday amenities. The property has pleasant south facing aspect towards the Cambrian mountains.

DESCRIPTION



Originally the village shop and post office which has now closed with accommodation ripe for commercial/alternative uses (subject to obtaining necessary consents), offering two spacious residential units, recently upgraded with improved insulation, solar panels and oil fired central heating.

The Accommodation provides more particularly the following -

FRONT ENTRANCE DOOR to -

HALLWAY

LIVING ROOM

18'5" x 13'9" (5.61m x 4.19m)

Oak effect flooring, fireplace with woodburning stove, radiator, access to understairs storage area.

SITTING ROOM

18'8" x 7'4" (5.69m x 2.24m)

Radiator

KITCHEN

16'9" x 10'9" (5.11m x 3.28m)

With extensive range of kitchen units incorporating oven, hob and extractor fan, single drainer sink unit, spot lighting, rear entrance door, tiled floor

UTILITY ROOM

10'10" x 6'9" (3.30m x 2.06m)

With base units incorporating plumbing and space for washing machine and dishwasher, single drainer sink unit, oil fired central heating boiler

FIRST FLOOR - LANDING

With radiator

FRONT BEDROOM 1

18'7" x 7'4" (5.66m x 2.24m)

Laminated floor, radiator

BEDROOM 2

18'5" x 9'10" (5.61m x 3.00m)

Radiator, laminated floor, front window

REAR LANDING -

BATHROOM

12'7" x 10'8" (3.84m x 3.25m)

With tiled walls and bath having shower attachment, wash hand basin, toilet, access to airing cupboard

BEDROOM 3

11'6" x 10'10" max (3.51m x 3.30m max)

Being 'L' shaped with radiator, double aspect windows

FORMER SHOP ACCOMMODATION:

19'2" x 18'5" plus rear area 14'9" x 8'6" (5.84m x 5.61m plus rear area 4.50m x 2.59m)

A great space that could either be re-opened as a shop/commercial premises or ideal as a home office/studio or workshop. This has recently been refurbished and replastered having separate entrance door and front display window.

REAR STORE ROOM

15' x 12'6" (4.57m x 3.81m)

Oil fired central heating boiler, rear door

CLOAKROOM OFF

Having wash hand basin, toilet, tiled floor

FURTHER STORE ROOM

10'10" x 8' (3.30m x 2.44m)

It is intended to put a staircase from this accommodation to the first floor flat for ease of access.

FIRST FLOOR ANNEXE :

Having stone steps to the side leading to -

HALLWAY

Radiator

LIVING ROOM

18'7" x 13' (5.66m x 3.96m)

With laminated floor, wood burning stove, two radiators

REAR DINING AREA

6'6" x 8'5" (1.98m x 2.57m)

KITCHEN

9'9" x 6'2" (2.97m x 1.88m)

With range of fitted kitchen units of base and wall level incorporating oven, 4 ring lpg hob, 1.5 bowl sink unit, plumbing for dishwasher

BATHROOM

With tiled walls having bath, wash hand basin, toilet, heated towel rail, extractor fan

REAR BEDROOM 1

15'4" x 9'3" (4.67m x 2.82m)

Radiator, double aspect windows

BEDROOM 2

11'6" x 8' (3.51m x 2.44m)

Radiator

EXTERNALLY



A feature of this property is its delightful river side meadows with grassed area on the opposite side of the road to the front, on the right hand side of the property is a useful external workshop/outbuilding with a further area of land, bordering the river having attractive area of woodland, developed in recent years as a productive vegetable garden by the current vendors. Enjoying a delightful riverside location, in all approximately 1.5 acres.

WORKSHOP



GARDENS



COUNCIL TAX BAND - D

Amount Payable: £2104 <http://www.mycounciltax.org.uk/>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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