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Aeron House, Isfryn & The Long Room, Cribyn, Lampeter, SA48 7NA

Guide Price £50,000

An investment opportunity comprising of a detached building currently being a 2 bedroomed ground floor flat together with adjoining meeting room and kitchen and large 'Long Room' being Y Vestry to first floor together with external corrugated iron workshop. Convenient location in the center of the popular village of Cribyn, convenient to Lampeter and Aberaeron.

DESCRIPTION



A detached building previously utilised as a vestry meeting room and with self contained 2 bedroom flat. We understand the property was originally two houses, is of traditional construction with latter rear 2 storey addition and is in need of refurbishment and renovation works. The property provides an ideal opportunity for somebody to develop a substantial building in a popular village location and in our considered opinion having significant potential.

AERON HOUSE:

Comprising a ground floor Self Contained 2 Bedroom Flat provides -

HALLWAY

LIVING ROOM

14' x 12'2" (4.27m x 3.71m)



Front window, night storage heater

BEDROOM

10'5" x 7'10" (3.18m x 2.39m)



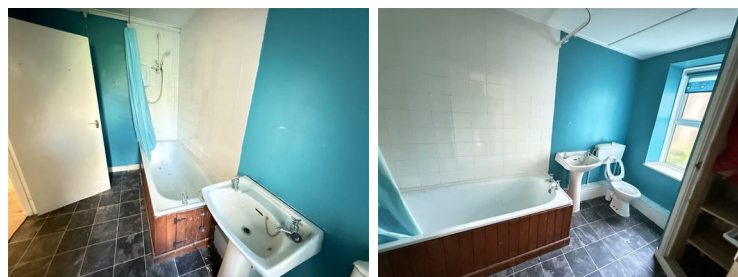
Rear window, night storage heater

INNER LOBBY

Storage cupboard off

BATHROOM

10'4" x 6'1" (3.15m x 1.85m)



With bath having shower over, pedestal wash hand basin, low level toilet, access to airing cupboard with copper cylinder

BEDROOM 2

10'3" x 9'8" (3.12m x 2.95m)



Rear window

KITCHEN

12'2" x 9'9" (3.71m x 2.97m)



With base units incorporating single drainer sink unit, rear door, night storage heater

ISFRYN:

Which has recently been used as a meeting room with -

RECEPTION/MEETING ROOM

17'3" x 12'3" (5.26m x 3.73m)



Modern tile fireplace (no chimney)

REAR KITCHEN

10'6" x 7'10" (3.20m x 2.39m)



With base units incorporating 1 1/2 bowl sink unit, rear entrance door.

THE LONG ROOM:

37'10" x 24'7" (11.53m x 7.49m)



There are steps leading up to the Long Room, previously used as a vestry by the adjoining chapel. A large room suitable for a host of uses with open vaulted ceiling having exposed 'A' frames, rear entrance door with fire escape steps

KITCHEN AREA

12'2" x 10' (3.71m x 3.05m)

Having base units, single drainer sink unit.

EXTERNALLY



The property has frontage to the B4337 roadway with pedestrian access to rear court yard/garden area, having corrugated iron workshop.

SERVICES

We understand the property has two separate electrical supplies and is connected to mains water and mains drainage.

COUNCIL TAX BAND - A

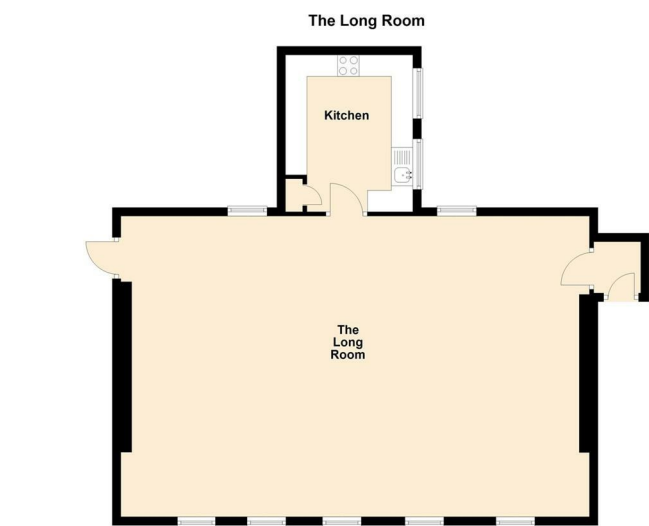
Viewings

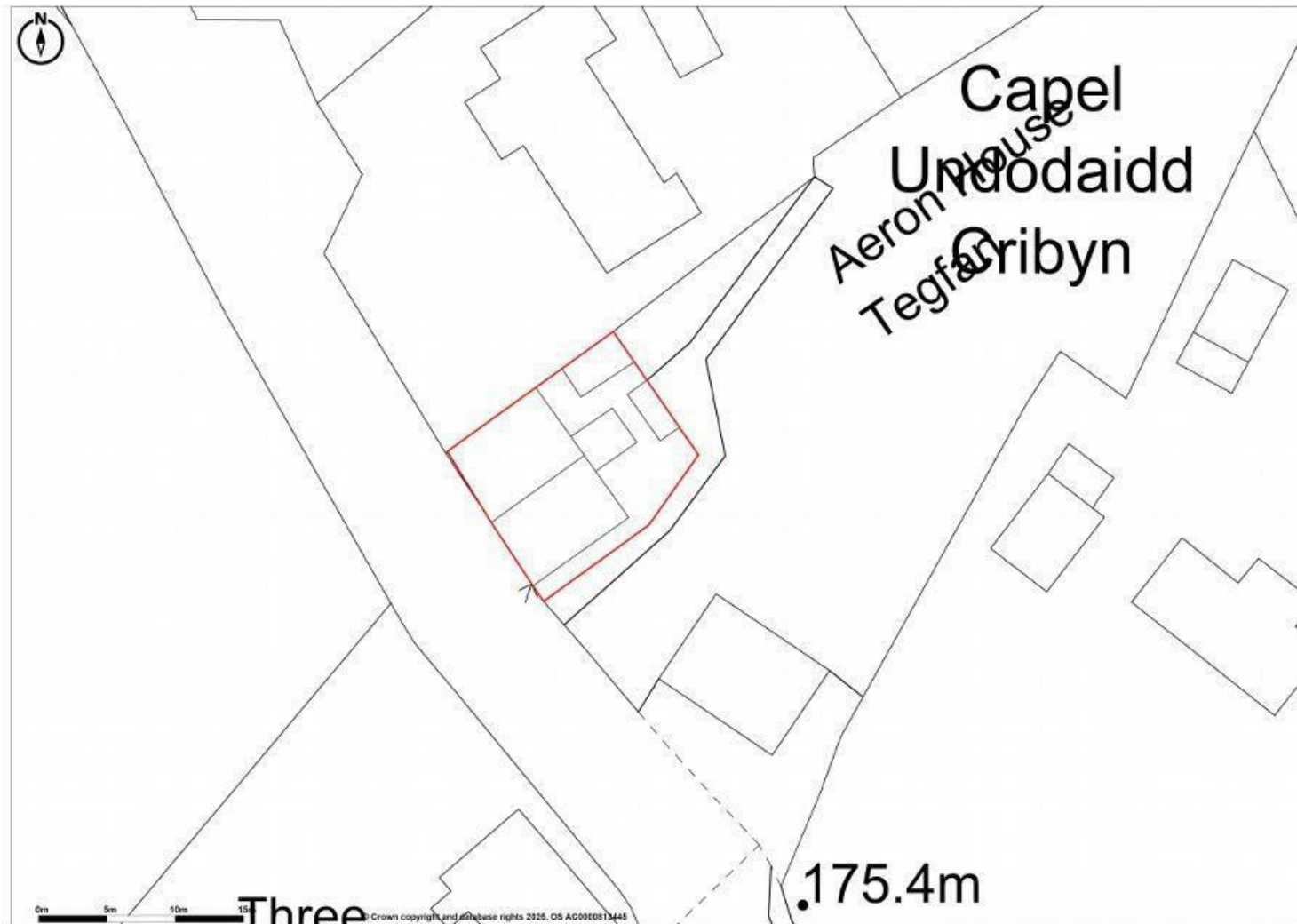
Strictly by appointment only.
Block viewings on Monday 28th of July, Monday 4th of August and Friday 8th of August

Aeron house & isfryn floor plan



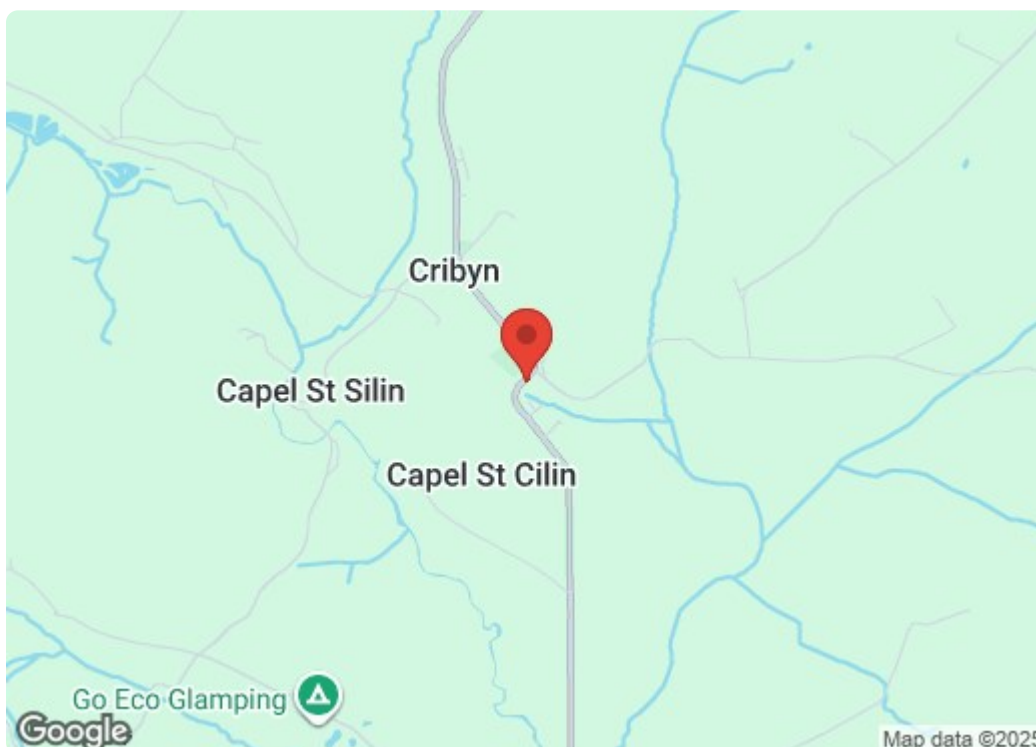
Long room floor plan





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LANDMARK INFORMATION

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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		
		58
	24	

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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