



39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Coronation Shop Chapel Street, Tregaron, Ceredigion, SY25 6HA

Asking Price £95,000

This charming live-work unit presents a unique opportunity for home workers, small business owners, or savvy investors. The property comprises a shop on the ground floor, complemented by a self-contained 1 bed flat above, which can be easily combined through an internal staircase if desired.

The property benefits from oil-fired heating, and double glazed windows to the flat and boasts independent electric and water supplies for each unit, providing convenience and flexibility for various uses.

Set against a picturesque backdrop, the property overlooks a pretty river and offers a delightful rear terrace with stunning views of the Cambrian Mountains.

Whether you are looking to establish a small business in a vibrant community or seeking a versatile investment opportunity, this property on Church Street is sure to impress. With its prime location and charming features, it is an ideal choice for those looking to blend work and home life seamlessly.

GENERAL



A well presented property, ideal as an investment with potential dual income stream form the letting of the shop and flat separately as the current vendors have done or even for owner occupation for those looking to work from home !

Tregaron is a popular town in the upper Teifi Valley with a good range of local shops, pubs, restaurants in the foot hills of the Cambrian mountains and on the edge of the Cors Caron National nature reserve - an area popular with those having country pursuits. walking cycling, bird watching etc interests.

RETAIL SHOP

18'4 x 12' (5.59m x 3.66m)



double fronted and with 2 large display windows, counters and shelving, rear access door and stairs to first floor if required. This would make a great retail space or ideal for those looking for a treatment room, salon, studio and even as a home working space (subject to any consents required).

door to rear covered alley

STOCK ROOM



with oil fired central heating boiler.

Cloakroom adjoining - with a Toilet with washbasin.

LIVING ACCOMMODATION OVER



an attractive self contained flat with independent access via rear steps and attractive terraced balcony overlooking the town and with river and country side views

ACCESS HALL

7'8 x 5 (2.34m x 1.52m)



door to access hall. There is a trap door that opens up to provide access form the shop stairs if required.

SITTING ROOM

14'4 x 11'4 (4.37m x 3.45m)



Two front windows, radiator, spot lighting

KITCHEN

7'6 x 7'4 (2.29m x 2.24m)



with a range of fitted kitchen units having stainless steel sink, cooker, kettle and fridge points. space for washing machine

BEDROOM

9'10 x 7'6 (3.00m x 2.29m)



with built-in wardrobe, radiator

BATHROOM



with toilet, washbasin and bath electric shower over, tiled surrounds, Radiator.

PATIO



overlooking the river behind and over the town and

SERVICES

We are informed there are independent Mains Electricity, Water and Drainage to each unit. Oil fired central heating

Energy performance certificates

This property has 2 energy performance certificates - one for the shop and one for the flat

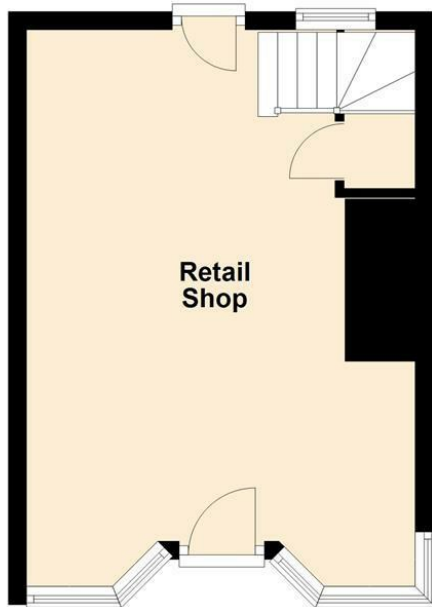
The energy rating for the shop is C - <https://find-energy-certificate.service.gov.uk/energy-certificate/4241-8998-2298-7210-9456>

The energy rating for the flat is D - <https://find-energy-certificate.service.gov.uk/energy-certificate/8300-6645-0322-8095-3723>

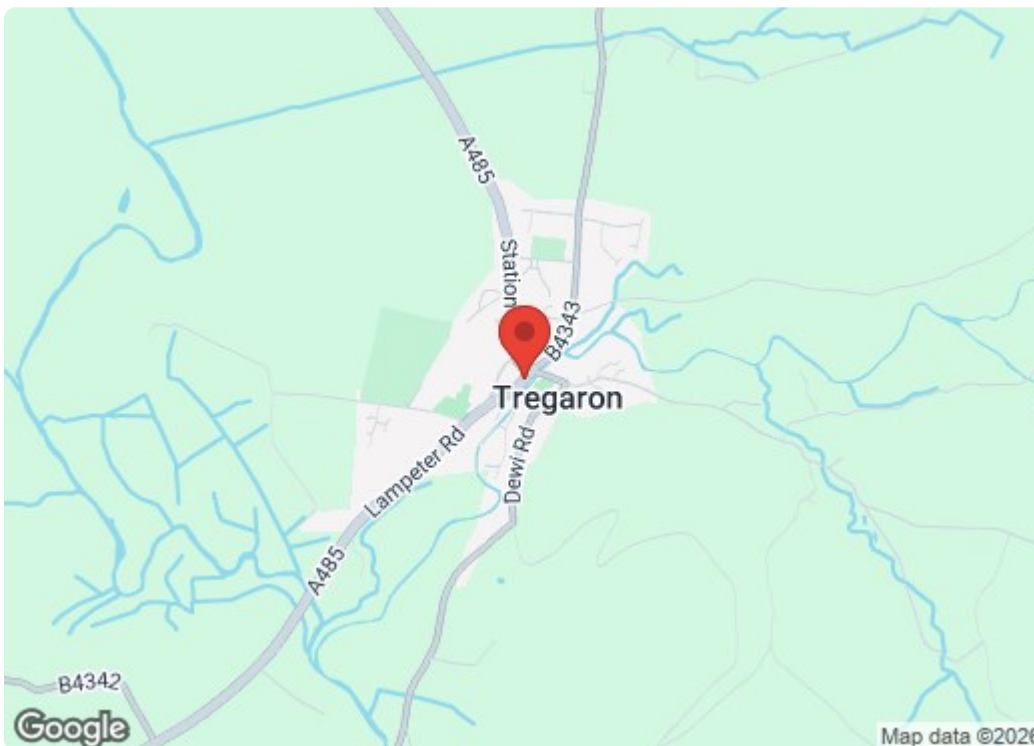
First Floor



Ground Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.



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 (CO ₂) 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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