



- **DOUBLE BEDROOM RESIDENTIAL PROPERTY & RETAIL SHOP UNIT**
- **OFFERING A LUCRATIVE BUSINESS OPPORTUNITY**
- **GRADE II LISTED WITH ORIGINAL FEATURES**
- **GREAT INVESTMENT OPPORTUNITY**

**Y CWTCH & EXCHANGE STORES, CAPEL BANGOR
ABERYSTWYTH, CEREDIGION. SY23 3LT**

GRADE II LISTED MIXED RESIDENTIAL AND COMMERCIAL PREMISES

Offering a unique combination of a beautifully presented one double-bedroom lower ground floor cottage, Y Cwtch, together with a substantial commercial unit, Exchange Stores presents an excellent owner-occupier, lifestyle, or investment opportunity.

Y Cwtch is currently operated as a successful holiday let, with a forecast income of approximately £17,500 for 2026. The accommodation is immaculately presented throughout and retains an abundance of character, including feature cast-iron pillars and a wood-burning stove set within an attractive pointed stone fireplace. These traditional features are complemented by a modern fitted kitchen and contemporary bathroom. Externally, the property benefits from a private, low-maintenance courtyard-style garden and a separate secure gated entrance.

The commercial premises are currently vacant, providing an incoming purchaser with the flexibility to occupy the space for their own business or generate rental income by securing a new tenant. Formerly the village general store, the premises have subsequently accommodated a variety of retail uses. The accommodation extends over two floors and comprises a traditional shop frontage, a spacious ground floor sales area with additional retail space, together with kitchen and WC facilities. The first floor provides further retail or display space featuring vaulted ceilings and exposed A-frame timbers, creating an attractive and characterful environment. Subject to any necessary consents, the premises may be suitable for a range of alternative commercial uses.

The commercial unit was previously let at a rental of £6,600 per annum.

Occupying a prominent position within the village, set back from the A44, the retail premises enjoy excellent visibility and accessibility. In contrast, Y Cwtch occupies the lower ground floor and benefits from a more private setting. Both elements of the property are fully self-contained and have independent access.

Capel Bangor is conveniently situated approximately 10 minutes' drive from the thriving coastal town of Aberystwyth, which offers an extensive range of amenities and services, including a hospital, the National Library of Wales, the Aberystwyth University, a wide selection of national retailers, supermarkets, and leisure facilities. The town also benefits from excellent transport connections, with regular bus and rail services serving the wider region.



ACCOMMODATION – of approximate dimensions

Y CWTCH

Gated Access Leading to:

COURTYARD GARDEN

Offering a spacious private outdoor area, panelled fencing, gravel and patio areas.

Main Entrance Door into:

OPEN PLAN KITCHEN/LIVING

6.95m x 4.95m

Recently refurbished. Glazed wood door to the rear, windows to the rear and side, line of modern kitchen units and worktop with aluminium sink/drainage, electric oven, hob and extractor hood. Tiled flooring in the Kitchen/Diner area and fitted carpets in the living space. Electric heaters, open beams and cast-iron pillars offering features in abundance.

BEDROOM

3.6m x 4.57m

Spacious double bedroom, with ample power points, fitted carpet and downlights, window to the side.

BATHROOM

2.12m x 2.36m

A bathroom suite comprised of a corner bath with an electric shower above. Wash hand basin and low flush WC. Tiled floor and walls.

EXCHANGE STORES

Main Entrance Door into:

RETAIL UNIT

7.11m x 4.25m

Central wooden glazed twin doors open to a spacious commercial space with wooden flooring throughout. 2 large display windows to the front. opening to:

REAR ROOM

4.47m x 3.77m

Further retail space with window to the rear, wood flooring, stairs to first floor and door to:

WC

0.70m x 2.0m

Low flush WC and wash hand basin - primarily used by those working in the commercial space.

REAR ROOM

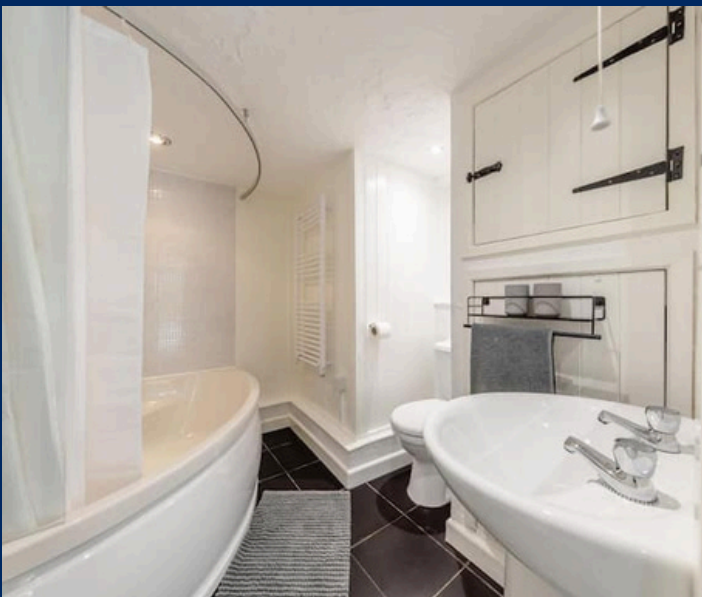
2.60m x 1.97m

Further ground floor retail or storage area, window to the rear, wooden flooring.

FIRST FLOOR

4.81m x 7.50m

A spacious retail or storage area with exposed beams, wood flooring and large oval window to the front.





TENURE

We are advised that the property is Freehold.

We are advised that the property is Grade 2 Listed

SERVICES

We are advised that Mains Electricity and Water is connected to the property with a Private Drainage supply.

EPC - 26F

VIEWING

Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

What3Words:

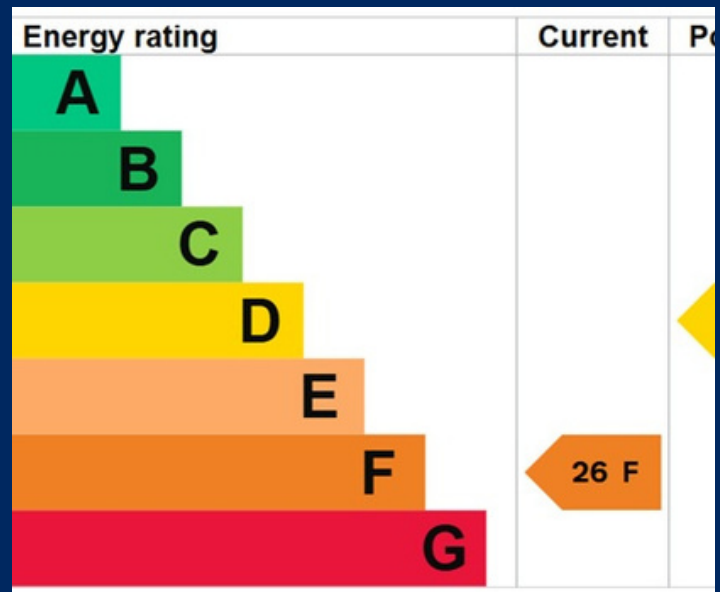
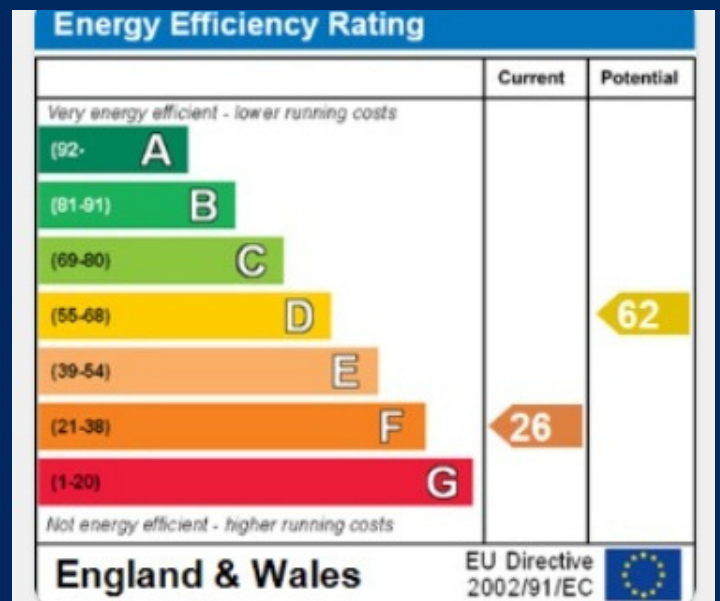
///backyards.townhouse.solids

PROOF OF FUNDING

We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).

MONEY LAUNDERING

Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.



GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested. The floorplan is for identification purposes only and is not to scale.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.