



**Caffi Gobaith Chapel Street,
Tregaron Ceredigion SY25 6HD**
Guide price £184,950



A well positioned

mixed residential & commercial property comprising of tea rooms, B&B accommodation and owners private accommodation.

The traditional property is in a good trading position at this popular market town to take advantage of the busy local and tourist trade. Caffi Gobaith is within a short walking distance of the numerous shops on the square and to the other attractions such as the Talbot Hotel.

Caffi Gobaith is well presented throughout and is offered for sale as a going concern with a well equipped catering kitchen, ample covers and 2 well laid out letting rooms with modern en suites. Externally the garden is well covered for with storage areas and greenhouse together with outside wc. Also to the rear there is a shared public footpath over the river at Teifi which leads to the square.

Tregaron is some 18 miles inland from Aberystwyth and is a busy market town popular with tourists with the Cors Caron Nature Reserve within close proximity and the scenic mountain roads leading from the town over the Cambrian Mountains over to Abergwenwyn and beyond.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

VIEWING

Strictly by appointment with the sole selling agents Aled Ellis & Co Ltd, 16 Terrace Road,

Aberystwyth, Ceredigion SY23 1NP 01970
626160 or sales@aledellis.com

Caffi Gobaith provides for the following accommodation. All images have been taken with a wide angle lens digital camera. All room dimensions are approximate.

FRONT ENTRANCE DOOR

And 2 front bay windows to

TEA ROOMS

14'3 x 15'8 (4.34m x 4.78m)



Covers for 18 persons with the usual range of tables and chairs, display shelving, radiator, sideboard and some electrical appliances which will be evident on inspection. Access to



KITCHEN

11'9 x 8'4 (maximum) (3.58m x 2.54m (maximum))



Equipped with stainless steel equipment, microwaves, cookers, grill, double bowl sink unit etc. Fitted base units and door to owner private accommodation.

BED & BREAKFAST ACCOMMODATION

Stairs from inner hall with under stairs storage cupboard and radiator to

BEDROOM 1

14'2 x 11'6 (4.32m x 3.51m)



Window to rear, part exposed slate wall, bench/window seat and radiator. Access to

EN SUITE SHOWERROOM

4'5 x 7 (1.35m x 2.13m)



With shower cubicle, pedestal wash hand basin, wc, heated towel rail and extractor fan.

BEDROOM 2

14'1 x 10'9 (4.29m x 3.28m)



With windows to fore, fitted wardrobe, radiators and access to

EN SUITE SHOWERROOM

8 x 4'4 (2.44m x 1.32m)



With shower cubicle, wc, pedestal wash had basin, heated towel rail and extractor fan.

FRONT KITCHEN Access to
Private Accommodation

LIVING ROOM

13'8 x 10'8 (4.17m x 3.25m)



With radiator, stairs to first floor, French doors to rear garden. Stairs to second floor

BEDROOM 1

14'4 x 8'7 (maximum) (4.37m x 2.62m (maximum))



With fitted wardrobe/workstation, radiator and window to fore.

SHOWEROOM

8'2 x 4 (2.49m x 1.22m)



With vanity wash hand basin, shower cubicle, wc, tiled walls and radiator.

BEDROOM 2

9'6 x 12



With freestanding oil fired central heating boiler, wardrobe and storage. Radiator and window to rear.

EXTERNALLY



Outside customers WC. 2 useful garden sheds one vitalised as an outside with appliance spaces and plumbing for washing machine.

Fish pond & greenhouse.

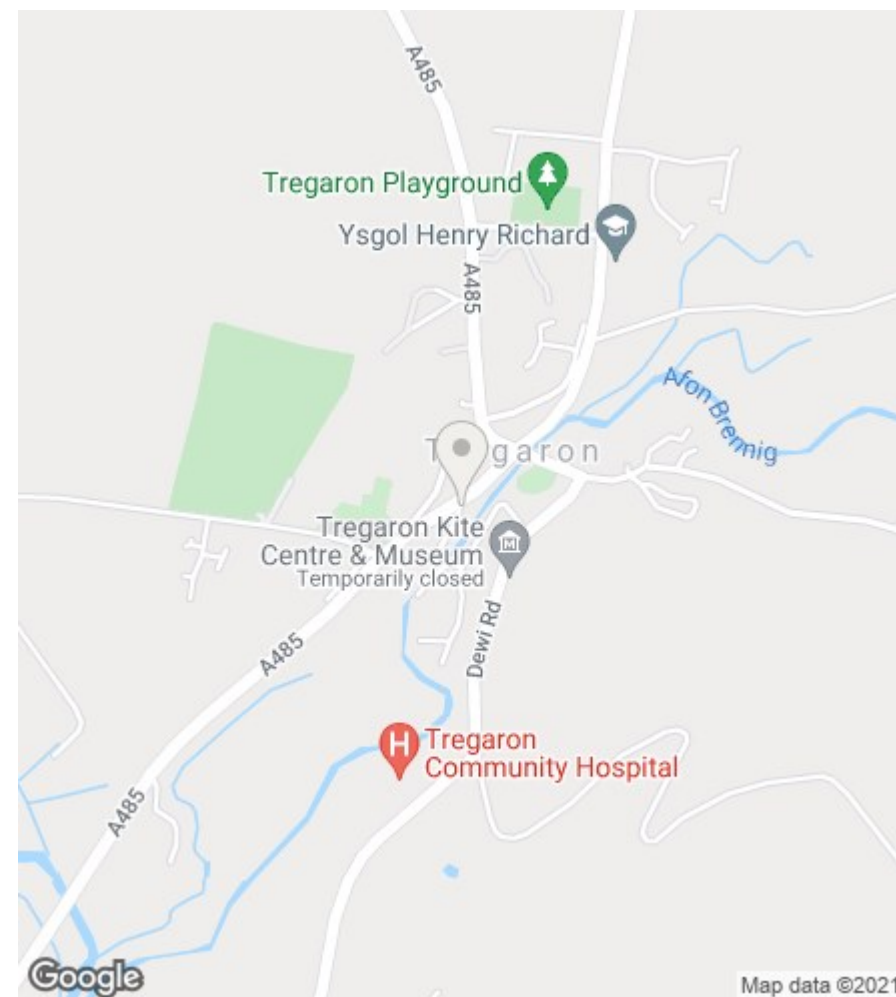
Rear pedestrian access gate with shared pedestrian right of way to the side of the property with a footbridge over the River Teifi.





DIRECTIONS

From Aberystwyth proceed South to Llanfarian on the A487 trunk road, turn left on to the A483 trunk road and proceed through Llanilar, Lledrod and Bronant to Tregaron. In the centre of the town turn right still on the Lampeter road (signposted) and the property is on your left hand side at the end of the Chapel Street.



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		
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Not environmentally friendly - higher CO ₂ emissions		
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