

John. Francis

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NEW
INSTRUCTION



The Old Post Office, Rosebush, Clynderwen SA66 7QU

FOR SALE BY PUBLIC AUCTION.

For auction Guide Price £150,000 to £170,000

Grade 2 Listed Detached Property
Former Restaurant, Shop, Bar and 4 Bedroom Residence
Requires Refurbishment
Good Sized Garden

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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.

WK/BT/52322/260816

DESCRIPTION

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A Grade 2 listed detached property which was a former restaurant, shop bar and a 4 bedroom residence set in the pretty village of Rosebush. The property is in need of upgrading, but offers spacious versatile accommodation whether for full time living with business opportunity or for investment purposes. There is a good sized garden to the side, sheds and a large workshop.

GUIDE PRICE £150,000-£170,000

ENTRANCE PORCH

Door with glazed insert, door to:

HALLWAY

19' x 9' (5.79m x 2.74m)

Fuse box, staircase to first floor, door to:

LIVING ROOM

23'05 x 11'67 (7.14m x 5.05m)

Window to front, window to side, exposed stone wall, wood burning stove, chimney opening with concrete slab, door to hallway, door to:

DINING ROOM

16'91 x 14'72 (7.19m x 6.10m)

Sliding patio doors to side, double patio doors to rear patio area, Belfast sink, door to hallway.

BAR

11'67 x 10'34 (5.05m x 3.91m)

Enter via entrance hall, window to front, bar area, door to kitchen, steps up and door to:

RESTAURANT/OLD POST

OFFICE

21'27 x 14'01 (7.09m x 4.29m)

Entrance door to front, window to front, window to side, wood burning stove, door to kitchen, door to:

RECEPTION ROOM

17'09 x 9'6 (5.41m x 2.90m)

Windows to both sides, steps down, door to:

HALLWAY

Steps down to WC area, door to:

STORE ROOM

14'25 x 13'59 (4.90m x 5.46m)

Windows to side, door to side.

RESTAURANT WCS

Door to hallway, door to side with disabled access, door to WC with wash hand basin & disabled WC with wash hand basin.

KITCHEN

25'11 x 21'01 (7.90m x 6.43m)

Enter via bar, oil fired combi boiler, plumbing for dishwasher, double bowl stainless steel sink, door to hallway, door to restaurant/old post office, opening with steps down to lower part of kitchen, single bowl stainless steel sink, 10 ring gas cooking range, Internal window to hallway, door to:

CELLAR

Steps down, window to side, door to side access.

STORAGE ROOM

9'77 x 9'16 (4.70m x 3.15m)

Via lower kitchen, stainless steel sink, door to utility space with window to side (8'66 x 5'69), door to:

HALLWAY

Door to restaurant WCs, door to side access, door to:

UTILITY AREA

Useful utility area, plumbing for 2 washing machines.

FIRST FLOOR LANDING

Window to rear, wooden floorboards, high ceiling, stairs leading up to second floor, door to:

BEDROOM 1

11'42 x 10'36 (4.42m x 3.96m)

Window to front, wash hand basin.

BEDROOM 2

12'36 x 9'9 (4.57m x 2.97m)

Window to front, wash hand basin.

BEDROOM 3

10'62 x 9'9 (4.62m x 2.97m)

Window to rear, wash hand basin.

STUDY

7'04 x 5'48 (2.24m x 2.74m)

Window to front.

SHOWER ROOM

Open electric shower unit, WC, wash hand basin.

BATHROOM

Suite comprising of bath with electric shower over, WC, wash

hand basin, window to rear.

LANDING AREA

8'98 x 8'92 (4.93m x 4.78m)

Open area with Velux window, limited headroom to sides, door to:

STORAGE ROOM

10'44 x 8'79 (4.17m x 4.45m)

Useful space over staircase.

RECEPTION ROOM

19'88 x 8'89 (8.03m x 4.70m)

Enjoys countryside views from large dormer window, limited headroom to side, door to:

BEDROOM 4

15'08 x 8'95 (4.78m x 4.85m)

Velux window, under eaves storage, limited headroom to sides.

EXTERNALLY

To the front of the property is a fenced seating area with low stone wall, to the side of the property is a hard standing gravel area with parking for several cars entered via timber gates, lawned area with high fencing, mature trees and shrubs offering privacy, **BLOCK BUILT LARGE WORKSHOP** with double timber doors and to the side is a **LEAN-TO LARGE OPEN WOOD STORE**.

SERVICES

We are advised that mains services are connected.

AUCTION DATE & VENUE

For Sale by Public Auction at The Ivy Bush Hotel, Carmarthen on Friday, 30th September 2016 at 3pm (unless previously sold or withdrawn).

SOLICITORS

Price & Kelway Solicitors
17 Hamilton Terrace
Milford Haven
Pembrokeshire
SA73 3JA
Contact: Ms Gloria Atyeo

VIEWING

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

John Francis

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We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

GUIDE PRICES

The guide price is given to assist buyers in deciding whether or not to pursue a purchase. It is usually, but not always, the provisional reserve range agreed between the seller and the auctioneer at the start of marketing. As reserves are not fixed until up to the day of auction, guide prices may be adjusted. Any changes in price guides, for whatever reason, will be posted on our website and in our auction room as an "addendum of sale". Guide prices can be shown in the form of a minimum and maximum price range within which the reserve will fall or as a single price figure. Where a single price is quoted, the reserve will fall within 10% of the guide. The guide price is not the reserve price and both guide price and reserve price can be subject to change up to and including the day of auction.

RESERVE PRICE

The reserve price is the seller's minimum sale price at auction. It is the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of auction.

AUCTION CATALOGUE

A full catalogue of the auction can be obtained from any John Francis office. It is important that prospective purchasers obtain a copy and/or read the Auction Section of our Web Site to be fully aware of the costs and implications of buying at auction.

NOTE TO BUYERS

Whilst all information on these details are believed to be correct auction entries can change even at the last moment. To avoid disappointment, please contact our office on the day of sale to confirm that this property has not been altered, sold prior or withdrawn from auction.

LEGAL PACKS

A legal pack will be available for inspection on this property's entry on our website under the 'EPC' tab. First time users of the system will need to register, but all information is available free of charge. For any queries on documents contact our office.

BIDDING NUMBERS

All potential auction bidders need to register prior to the auction. To comply with current legislation to register please provide proof of ID as well as proof of address. Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

BUYERS PREMIUM

Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £250.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

DIRECTIONS

From Fishguard, take the B4313 towards Rosebush. At the crossroads, go straight over and take the left signposted to Rosebush. Continue into the village and follow the road past "Tafan Sinc" and take the next left. The Old Post Office can be found on the left-hand side with our sale board.

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