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The Old Fire Station, Chapel Street, Tregaron, Ceredigion, SY25 6HD

Offers Over £160,000

An impressive 2 bedroomed cottage that has to be viewed internally to be fully appreciated, being originally the fire station for Tregaron and now converted in to an attractive modern cottage, yet retaining many character features with good sized open plan living/kitchen accommodation to first floor, enjoying views over the town and to the Cambrian Mountains beyond.

Ground Floor - 2 spacious bedrooms, shower room and storage room

The whole having the benefit of a modern electrical heating system, oak effect Upvc Double Glazing.

Externally, decked terrace, valuable gravelled off road parking and good sized rear garden.

Holiday Cottage



The property is currently a popular 4 star rated Self Catering Holiday let venue with some lovely complimentary reviews. This property therefore is ideal for those looking for a rural retreat in the foothills of the Cambrian Mountains with an income or alternatively a good business proposition with a good level of return. The vendor informs us that he has been having an income of £100 per night but has not operated since Covid 19 Lockdown in early 2020.

A chance not to be missed.

The holiday cottage website can be found at <http://www.tregaronoldfirestation.co.uk>

LOCATION



The property is located on the outskirts of the popular market town of Tregaron within walking distance to a good range of local facilities including doctor's surgery, chemist, shops, bars and hotel, nestling in the foot hills of the Cambrian mountains and on the edge of the noted Cors Caron National Nature Reserve providing access to a good range of local outdoor pursuits including walking, bird watching, mountain biking etc.

The property is located approximately 8 miles north of the university and market town of Lampeter and some 16 miles from the county town and shopping centre of Aberystwyth with railway station, a number of national retail outlets including Marks & Spencers, Next, Tesco, Morrisons etc.

DESCRIPTION



A particularly attractive cottage that really has to be inspected to be fully appreciated offering superbly presented and appealing accommodation, but has been designed to take full advantage of the space with the character of its former history as a fire station with open plan accommodation to the first floor.

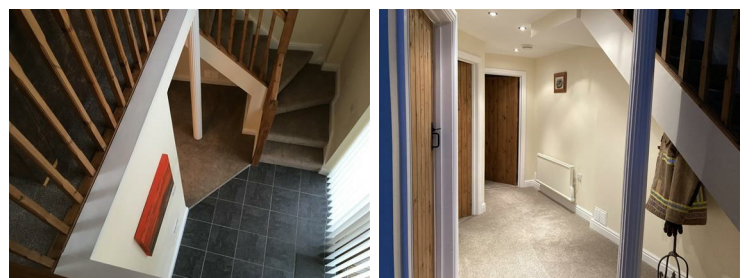
The accommodation has recently been used as a successful 4 star self catering holiday let with the benefit of uPVC double glazing and modern electrical heating throughout and provides more particularly the following -

FRONT DOUBLE GLAZED ENTRANCE DOORS



with full height side panel leading to -

RECEPTION HALL



having an open vaulted ceiling with a tiled vestibule, spot lighting, feature pillar and access to spacious store cupboard with hanging facilities

SHOWER ROOM



Being a good sized with inset spot lights, wall mounted heated towel rail, corner shower cubicle, toilet, wash hand basin

MAIN BEDROOM 1

13'4" x 8'10" (4.06m x 2.69m)



with electrical heater, spot lighting, side window

BEDROOM 2

10'8" x 6'5" (3.25m x 1.96m)

with electrical heater, side window, spot lighting

UPPER FLOOR - OPEN VAULTED ACCOMMODATION

27'7" x 14'2" overall (8.41m x 4.32m overall)



An impressive open plan space with exposed 'A' frames and velux roof windows overlooking the Cambrian mountains together with full length side windows overlooking the town. This has an attractive sitting area with galleried balustrade overlooking the hallway and at the further end -

ATTRACTIVE MODERN KITCHEN AREA



With a good range of base units incorporating granite effect work surfaces with fitted electric over, 4 ring ceramic hob with extractor hood over, sink unit, integrated fridge, washing machine and breakfast bar. Rear entrance leading to garden.

EXTERNALLY



To the side of the property is a valuable gravelled parking space with feature stone wall providing off road parking for up to 3 vehicles with timber decked terrace leading to the front entrance door. To the rear of the property is a good sized garden again with attractive views towards the Cambrian mountains.

SERVICES



We understand the property benefits from connection to mains water, mains electricity and mains drainage.

DIRECTIONS

From Lampeter, take the A485 roadway, on entering Tregaron after passing the school, the property can be found on the left hand side just past the chapel.

VIRTUAL TOUR

<https://youtu.be/4IrzfO56T5U>



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92 plus) A	100	
(81-91) B		
(69-80) C		
(55-68) D		61
(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	100	
(81-91) B		
(69-80) C		
(55-68) D		65
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England & Wales EU Directive 2002/91/EC		



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