



**Carreg Cottage and Village Stores , Llanfarian  
Aberystwyth Ceredigion SY23 4UA  
Guide price £185,000**



A two bedroomed detached cottage together with village stores annexe and off road parking.

The traditional property is surely one of the oldest in the village and has a prominent location just off the trunk road. Subject to change of use the shop premises could provide for additional living accommodations if so desired. The property is in need of modernisation.

The village of Llanfarian is conveniently situated some two miles south of Aberystwyth. Together with the village shop other amenities include the primary school and cafe/take away.

There is a regular bus service to Aberystwyth the town having employment opportunities at the University, Welsh Government Offices, Bronglais Hospital and National Library of Wales.

The shop provides for general groceries to include off licence and newspapers and has passing trade from the A487 trunk road.

The living accommodation consists of kitchen, living room two bedrooms and bathroom. Externally there are two garden areas and off road parking.

#### **TENURE:**

Freehold

#### **SERVICES:**

Mains electricity, water and drainage.

#### **VIEWING:**

By appointment with the sole selling agent Aled Ellis & Co Ltd, 16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP 01970 626160 or sales@aledellis.co.uk

The property provides for the following accommodation. All room dimensions are approximate. All images have been taken by a wide angle lens digital camera.

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### **LIVING ACCOMMODATION**

#### **FRONT ENTRANCE DOOR TO**

#### **LIVING ROOM**

15'7 x 10'6 (4.75m x 3.20m )

Open fireplace, night storage heater, quarry tiled floor, window to fore and rear.

#### **KITCHEN**

8'9 x 9'6 (2.67m x 2.90m )

1½ bowl sink unit with mixer tap. Base unit, worktops and shelving. Plumbing for automatic washing machine. Door to covered areas leading to storeroom 2 and wc.

#### **BEDROOM 1**

10'1 x 6'6 (3.07m x 1.98m )

Window to rear.

#### **BEDROOM 2**

12'1 x 10'4 (3.68m x 3.15m)

Window to fore.

#### **BATHROOM**

5'5' x 6'2 (1.65m' x 1.88m )

Pedestal wash hand basin, wc and bath with heatstore shower over.

### **SHOP PREMISES**

16'4 x 9'4 (4.98m x 2.84m)

Door and window to fore.

#### **STOREROOM 1**

4'6 x 7' (1.22m'1.83m x 2.13m' )

With shelving

#### **EXTERNALLY**

#### **STORE ROOM 2**

6'4 x 17' (1.93m x 5.18m )

#### **SEPARATE WC**

#### **EXTERNALLY**

Front cottage garden. Vehicular and pedestrian path to side. Small rear garden.

#### **DIRECTIONS**

From Aberystwyth take the A487 trunk road south through Penparcau and Rhydyfelin to the village of Llanfarian. The property can be seen on the right hand side just before the bridge.

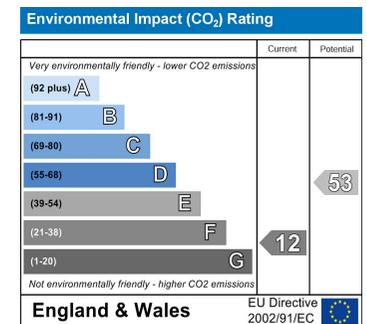
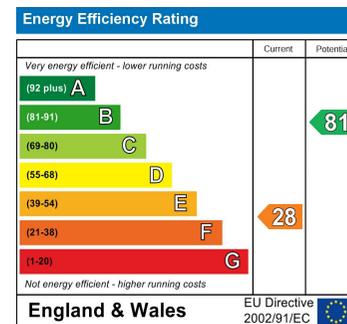


Total area: approx. 89.8 sq. metres (966.6 sq. feet)

The Floor plans are for guidance only.

Plan produced using PlanUp.

**Carreg, New Street, Llanfarian**



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