



**Exchange Stores , Capel Bangor**  
**Aberystwyth Ceredigion SY23 3LT**  
**Guide price £185,000**



Enjoying a prominent location abutting the main A44 trunk road, a prominent commercial premises together with 3 bedroomed accommodation.

Exchange Stores was until recently a flourishing village shop and again would suit that purpose. The excellent road side location however will lend itself to a variety of other commercial enterprises subject to necessary consents being obtained.

Capel Bangor is situated some 7 miles or so inland from the university and market town of Aberystwyth and other local amenities comprise of primary school and 2 public houses. Aberystwyth is a thriving university and market town which has a good range of both social, leisure and educational facilities. Aberystwyth has undergone considerable re-development over recent years and supporting more employment opportunities.

Included in the sale is some useful living accommodation which may be let separate to the shop if so desired.

Exchange Stores is a grade 2 listed building.

#### **TENURE:**

Freehold

#### **SERVICES:**

Mains electricity and water. Private drainage.

#### **VIEWING:**

Strictly by appointment with the selling agents:  
Aled Ellis & CO Ltd, 16 Terrace Rd, Aberystwyth.  
01970 626160 or sales@aledellis.com

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

#### **RETAIL PREMISES**

21'9 x 13'6 (6.63m x 4.11m)



with central door and 2 large display windows to fore. Serving counter. Shelving, fridges/ freezers, preparation tables etc are available by separate negotiation. Door to



#### **INNER HALLWAY**

with stairs to first floor accommodation.

#### **SEPARATE WC**

with wash hand basin (used by the shop)

#### **FIRST FLOOR ACCOMMODATION**

##### **STORE ROOM**

15'9 x 24'6 (4.80m x 7.47m)

a useful storage area with exposed A frame beams and further under eaves storage area.

#### **LIVING ACCOMMODATION**

#### **GROUND FLOOR**

##### **BEDROOM 1**

6'2 x 15' (1.88m x 4.57m )

with window to rear and shelving.

##### **BEDROOM 2**

10'4 x 6'2 (3.15m x 1.88m)

with window to rear and shelving.

## **LOWER GROUND FLOOR**

### **OPEN PLAN KITCHEN/ LIVING ROOM**

#### **GULLY STYLE KITCHEN AREA**

13'9 x 6'5 max (4.19m x 1.96m max )

comprising single bowl stainless steel sink unit with mixer tap, electric oven with 4 ring hob over, tiled splash backs, cooker point and extractor fan. Base units, central staircase up to ground floor level.

#### **BATHROOM**

7'7 x 4'8 (2.31m x 1.42m)

comprising corner bath with Triton shower and screen. Pedestal wash hand basin and wc. Tiled floor and tiled splash backs.

#### **BEDROOM 3**

15'1 x 10' (4.60m x 3.05m )

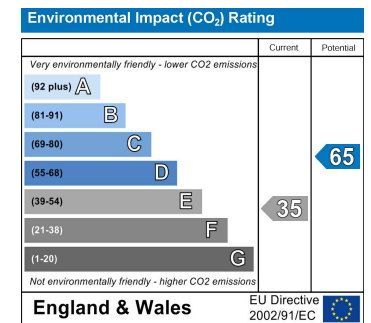
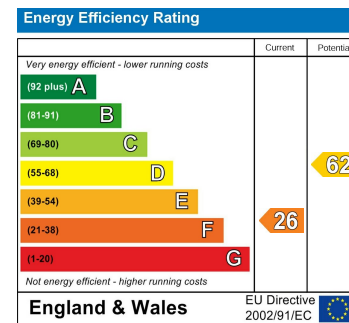
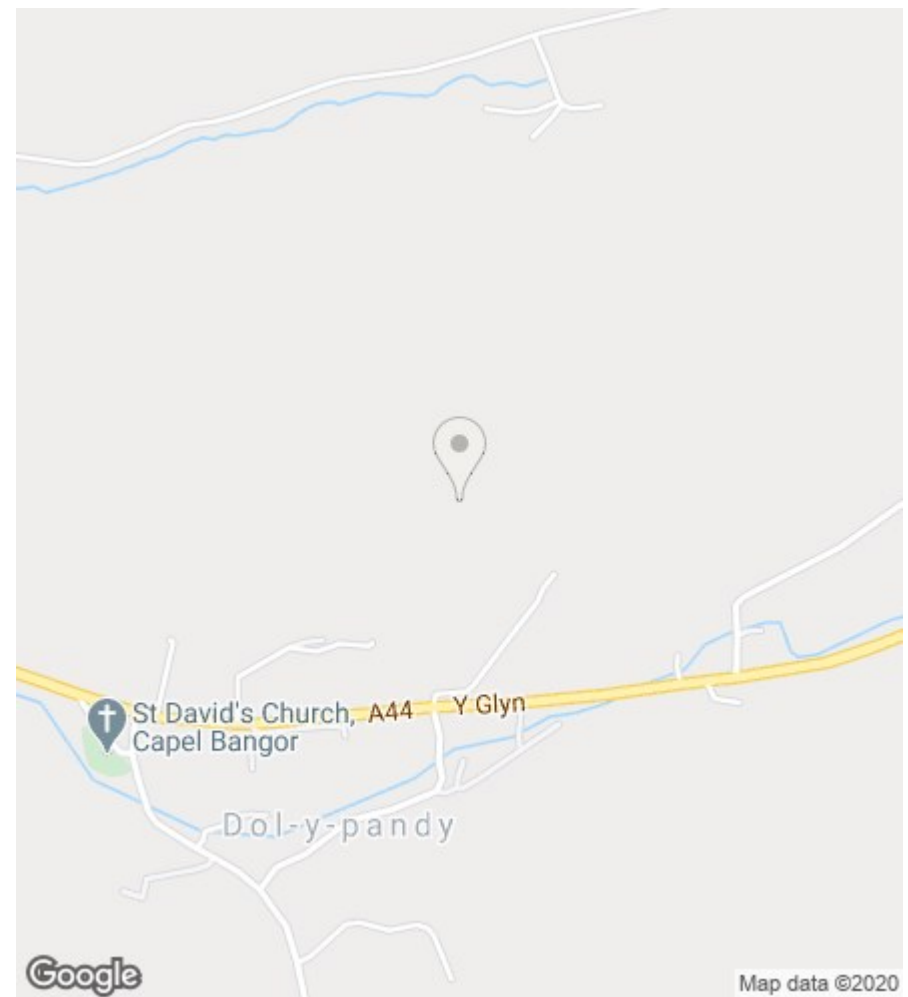
with window to side.

#### **REAR GARDEN**

with side pedestrian right of way.

#### **DIRECTIONS**

From Aberystwyth take the A44 trunk inland from Llanbadarn Fawr to Capel Bangor and the Exchange Stores is on the right hand side immediately after the garage and just before the Maes Bangor public house.



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