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OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

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The Vestry Chapel Street, Llanarth, Ceredigion, SA47 0RG

Price Guide £160,000

A unique development opportunity comprising a partly converted, detached former chapel vestry with planning consent for conversion into a two bedroomed dwelling.

This characterful property in our opinion, offers immense scope and potential to create your own cosy property which has been re-roofed and with works commenced.

The property is located in the popular village of Llanarth, close to New Quay and Aberaeron.

Location



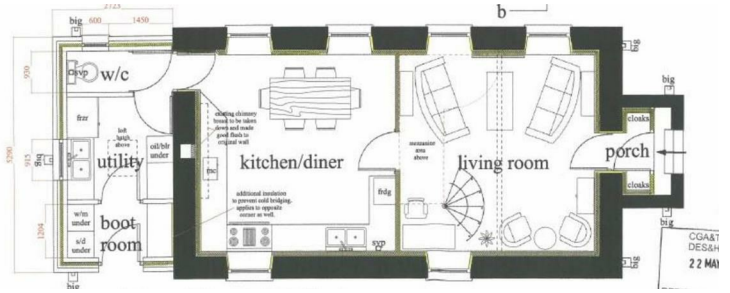
The property is positioned in the popular village of Llanarth which offers a good range of amenities just off the A487 roadway and within walking distance of a regular bus route. The property is close to the popular seaside fishing village of New Quay, renowned for its sandy beaches, and also convenient to Aberaeron being some 5 miles distant, being a destination town renowned for its popular shops, hotels, bars, cafes etc. The property is also well positioned with easy travelling distance to the larger towns of Aberystwyth to the north and Cardigan to the south. An ideal property for touring the many picturesque sandy beaches and secluded coves of this attractive stretch of West Wales coastline.

Description



A detached stone building being a former vestry now having planning consent for conversion to a dwelling with works having commenced. The approved plans provide for an attractive layout with living room and kitchen diner together with a mezzanine first floor providing two bedrooms and bathroom. There is also provision for a rear addition to provide a utility and ground floor cloakroom. The property has had works commenced to include being re-roofed with the provision of 8 Velux roof windows.

Proposed Ground floor



Proposed First floor



Externally

The property has the benefit of off-road parking via a ramped access.

Services

We are informed that mains electricity is connected, mains water and mains drainage are in close proximity subject to connection charges and regulations.

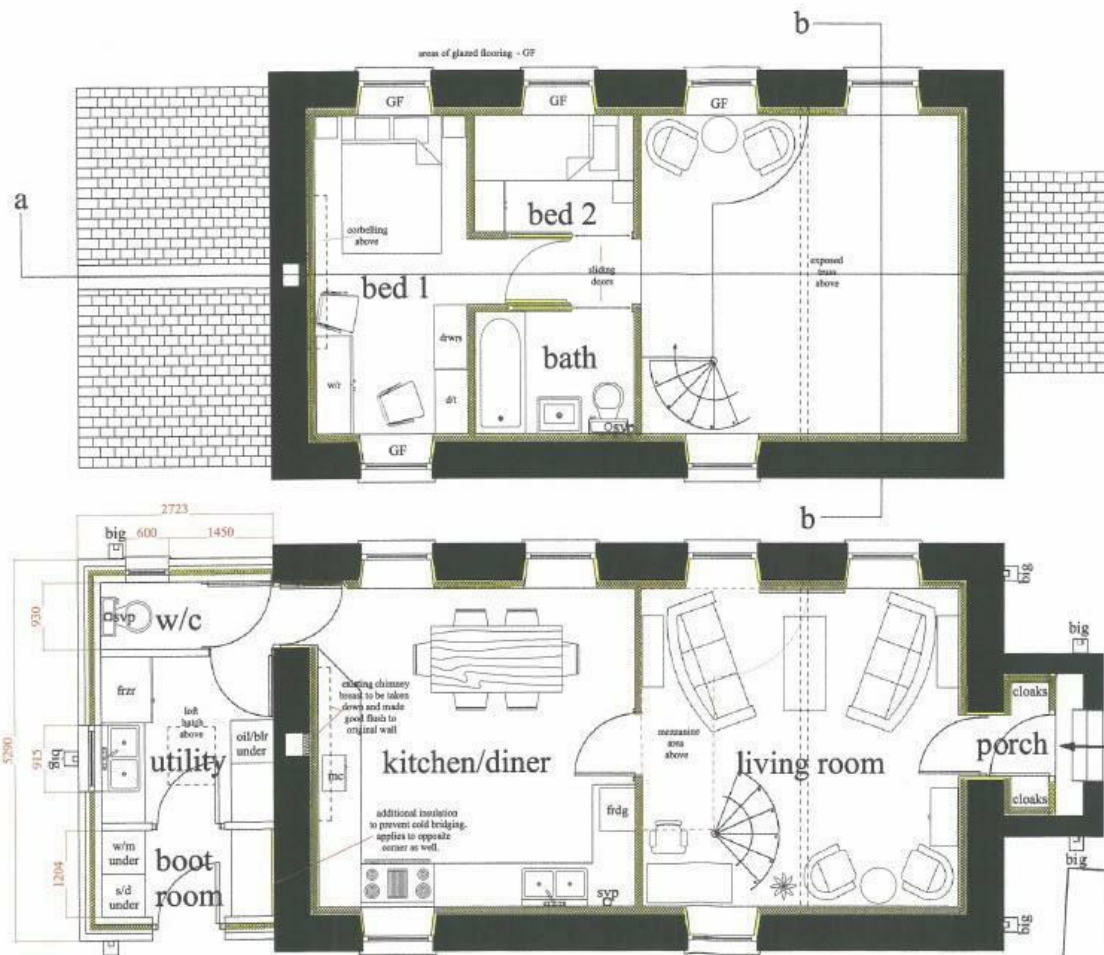
Planning consent

Planning consent has been granted for the change of use from a vestry to a dwelling being the application of A180510 subject to a S106 commuted sum agreement where the payment of £12,500 will need to be made when the property is first sold following completion of the works.

Directions

From Aberaeron, take the A487 south. When entering Llanarth, turn left and the property can be found around the corner on the left hand side and is identified by the agents For Sale board.

AK8510



Proposed Ground Floor & First Floor

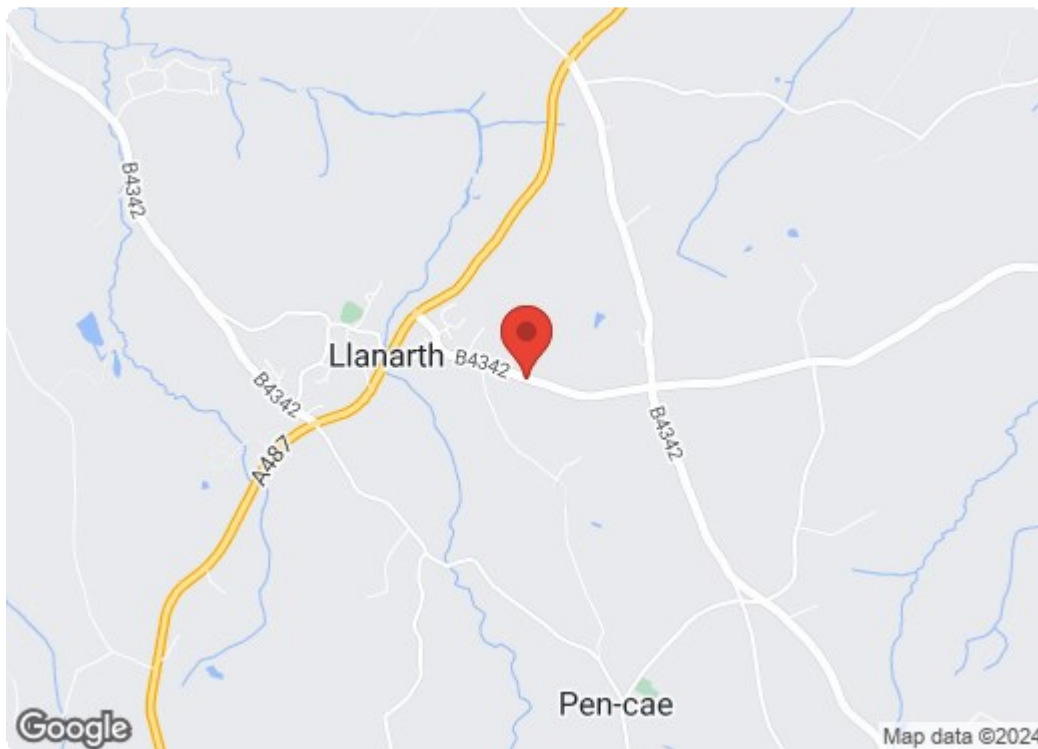
- GLASS FLOOR AND ASSOCIATED STEEL WORK**
- 1. Glass construction**
Three layers of heat-strengthened glass laminated together using two layers of polyvinyl butyrate, as supplied by Ecolitt Glass or equivalent. Second layer of polyvinyl butyrate laminate to be provided as a white/clear interlayer dependent on optical effect required.
 - 2. Glass thickness**
Typically 20mm or 24mm subject to final design by glass supplier and final specified glass spans.
 - 3. Percentage Frit**
Top surface of uppermost sheet to have 25-50% coverage of Ecolitt 1.8k floor ceramic anti-slip frit in standard pattern or equivalent. For external use or for wet areas a minimum 50% frit is recommended.
 - 4. Colour of Frit**
EW/3W or other colours from the standard range.
 - 5. Slip resistance**
Slip resistant treatment to top surface to provide minimum SRV (slip resistance value) of 110 in dry conditions and a minimum SRV of 60 in wet conditions in accordance with BS 8204 Part 3:1993 Section C. The wear-resistance of the coating complies with Report number 23073 of the "Austrian Lacquer Institute" in Vienna relating to equivalent wear-resistance of a trade standard floor tile.
 - 6. Design Loading**
Glass Floor to be designed to take 5 kN/m² in accordance with the requirements of BS 6399 or to meet project specific requirements.
 - 7. Sealant**
Seals between panels to be constructed using two-part polysulphide or heavy-duty silicone sealant in standard colour (white, translucent, grey or black).
 - 8. Support**
Glass to be supported on all four sides by steelwork designed to deflect no more than 1/500 under the specified loading. Minimum edge support for glass panels to be 20mm-30mm.
 - 9. Bedding strip**
Bedding strip between glass and supporting steelwork to be 60-80 shore hardness continuous silicone strip in standard colour (white, translucent, or black). Minimum bedding thickness 6mm.
 - 10. Steelwork**
Perimeter steelwork to be 50 x 50 x 5 angle in mild steel. Radial support steelwork to be 50 x 50 structural tee or similar R.H.S. subject to design parameters.



CGA&T / CSC
DES&H / CSC
22 MAY 2018
REF/CYF

Date: Revision 2 - May 2018
Proposed: Mr. A.J. Allen
Proposed Job Title: Neuadd Festri Fronwen
Address: Chapel Street, Llanarth, Ceredigion, SA47 0RG
Drawing Number: PR2FL

Revision 1 : July 2017



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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