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Ty'r Ysgol Cross Inn, Llanon, Ceredigion, SY23 5NE

Offers Over £150,000

A detached former schoolhouse offering improvable 3/4 bedroomed accommodation in a spacious plot in the village of Cross Inn, Llanon.

An ideal opportunity to develop a lovely family home in a popular village location close to the Coast and convenient to Aberaeron and Aberystwyth

Location

The property is attractively situated tucked away just to the side of the former school within the popular village of Cross Inn which has a village shop, public house and nursery some five miles from the Georgian market harbour town of Aberaeron and also convenient to Lampeter to the south and Aberystwyth to the north.

Description

A detached stone and slate former schoolhouse offering improvable accommodation with electric heating (not tested) and double glazed windows, ideal for someone to put their own stamp on an attractive period property. The property has the benefit of a large garden and grounds deserving of reestablishment

Side Entrance Door

Leading to

Reception Room 1

14'1 x 10'6 (4.29m x 3.20m)



A modern tiled fire place, parquet flooring

Hallway

With Quarry tile floor, night storage heater, leading from

Front porch

Reception Room 2 Sitting Room

13'10 x 9'8 (4.22m x 2.95m)



Fireplace, night storage heater

Rear Kitchen

13'6 x 9'3



With base and wall units

Utility Area



With rear entrance door, shower tray, access to storage cupboard

First floor

Rear Landing

Night storage heater

Double Bedroom / Study

8' x 8'10 (2.44m x 2.69m)



With sloping ceiling, having Velux roof window

Bathroom



With bath, wash handbasin and toilet

Front Bedroom 1

9'11 x 14' (3.02m x 4.27m)



Bedroom 2

11'3 x 13'9 (3.43m x 4.19m)



Bedroom 3 / Box Room

7'8 x 6'2 (2.34m x 1.88m)



Externally

The property has access initially via a right of way to a large garden area with a stone built storage shed. The boundaries of the property to be sold are highlighted in red on the enclosed plan.

Services

We understand the property is connected to mains water, mains electricity and mains drainage.

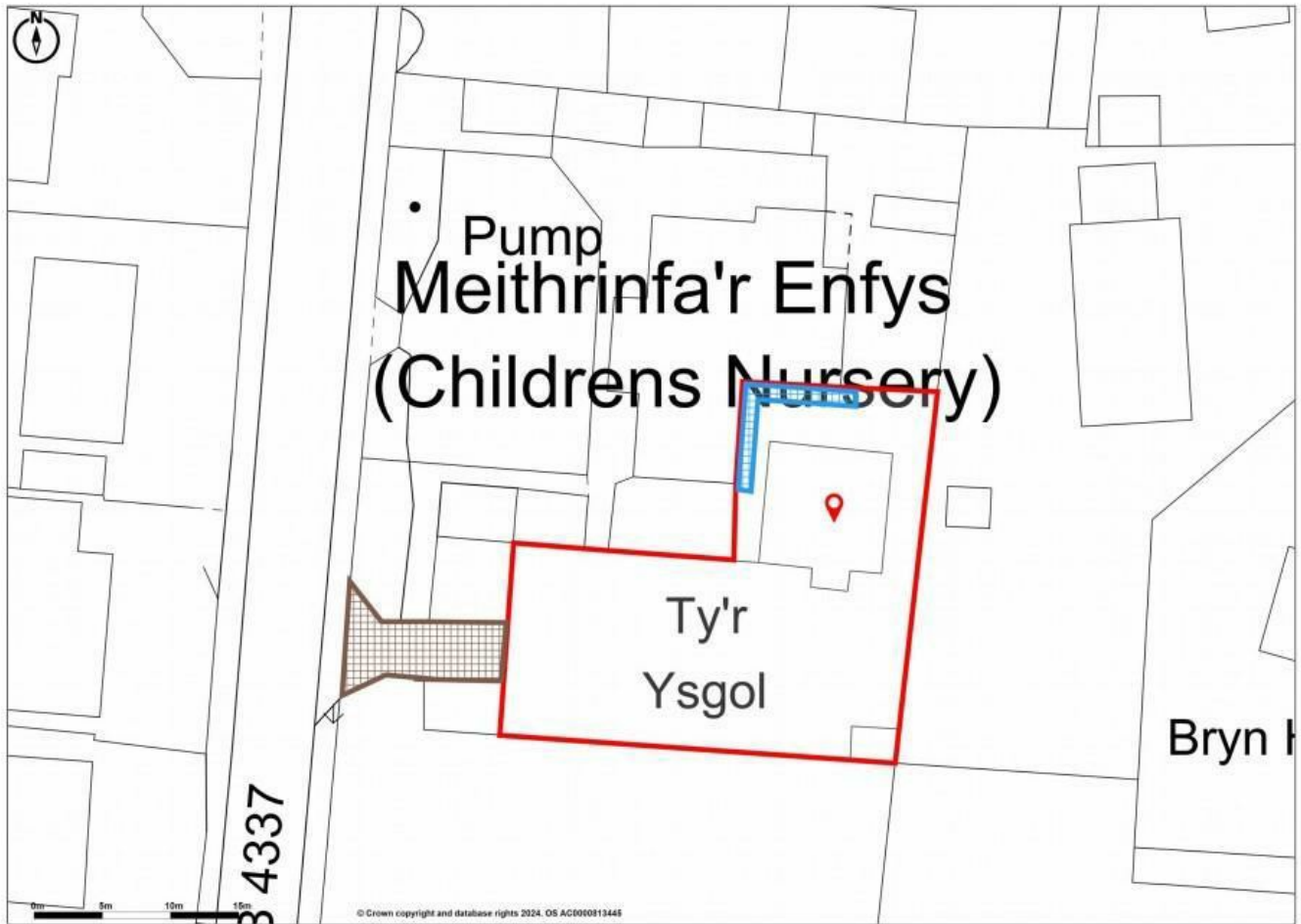
Directions

From Aberaeron take the A487 north. Just after Aberarth turn right onto the Pennant/Cross Inn roadway. Continue to Pennant straight through the crossroads on to the village of Cross Inn. At the crossroads, turn right and immediately left after the school. The entrance to the property can be found on the left hand side.

Please Note

The boundaries of the property to be sold are delineated by the red outline on the plan together with right of access over the initial access area shown highlighted brown. The vendors reserve a right to access the property to maintain the adjoining boundary structures in the blue hatched areas. Taking into account the vendor's charitable status, the property is being sold subject to an overage agreement whereby if any residential development is approved, the vendors will reserve a percentage of the increase in value over a certain time period. Details to be confirmed.

TY'R YSGOL, CROSS INN LLANON. SY23 5NE



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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