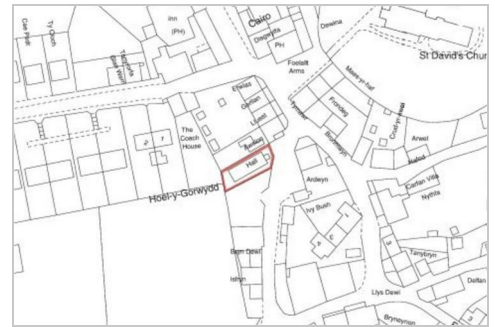


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**



Llanddewi Brefi Church Hall, Llanddewi Brefi, Tregaron, Ceredigion, SY25 6RL

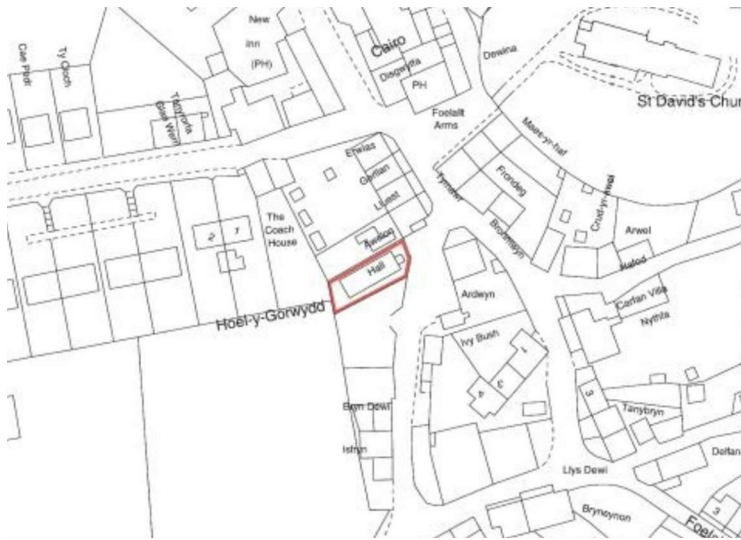
Guide Price £50,000

Nestled in the charming village of Llanddewi Brefi, Tregaron, this unique property presents an exciting opportunity for those with a vision. This detached former church hall is ripe for refurbishment and renovation, offering potential for a variety of uses, subject to the necessary consents.

Set in a central location within the village, the property benefits from a sense of community and accessibility, making it an ideal spot for creative projects or new ventures.

The village of Llanddewi Brefi has a strong community in the foothills of the Cambrian Mountains and is close to Tregaron and Lampeter offering wider amenities.

LOCATION



The property is situated within the rural village of Llanddewi Brefi, a popular and picturesque village nestling in the foothills of the Cambrian Mountains. The village offers a range of local amenities including public houses, village hall and places of worship, whilst the nearby market town of Tregaron provides a wider range of facilities including a modern 3-16 school campus, doctor's surgery, shops, cafés, public houses and leisure amenities. The area is renowned for its attractive countryside, scenic walking and cycling routes, and excellent access to the Cambrian Mountains, making it an appealing location for those seeking a tranquil rural setting whilst remaining within convenient reach of everyday services.

DESCRIPTION



A detached property substantially constructed with solid stone walls under a slated roof, this adaptable building is a former church hall with an open plan styled accommodation having an impressive open vaulted roof structure to the main hall with a rear kitchen and ladies and gents W.Cs

FRONT ENTRANCE VESTIBULE

5'6" x 4'3" (1.68m x 1.30m)



Having quarry tile floor, door into -

MAIN MEETING ROOM/PUBLIC HALL AREA

3'7" x 21' (1.09m x 6.40m)



An open plan space having an exposed vaulted roof structure with oak trusses, several side windows, timber flooring

REAR HALLWAY

10' x 6' (3.05m x 1.83m)



GENTS W.C.

5'4" x 5'7" (1.63m x 1.70m)



KITCHEN off

10' x 10' (3.05m x 3.05m)

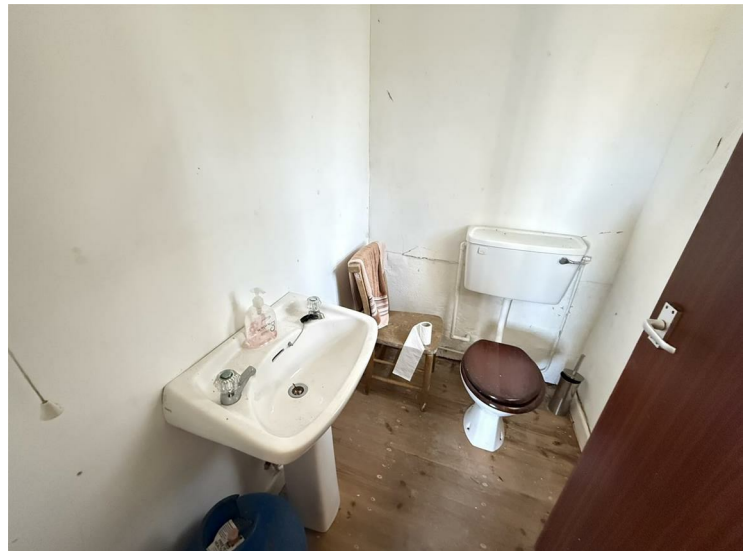


Having basic kitchen units at base level incorporating single drainer sink unit

With toilet and wash basin

LADIES W.C.

4'4" x 5'7" (1.32m x 1.70m)



With toilet and wash basin

EXTERNALLY



The property is contained within a stone walled boundary with mainly gravelled curtilage.

SERVICES

It is believed the property benefits from connection to mains electricity, mains water and mains drainage.

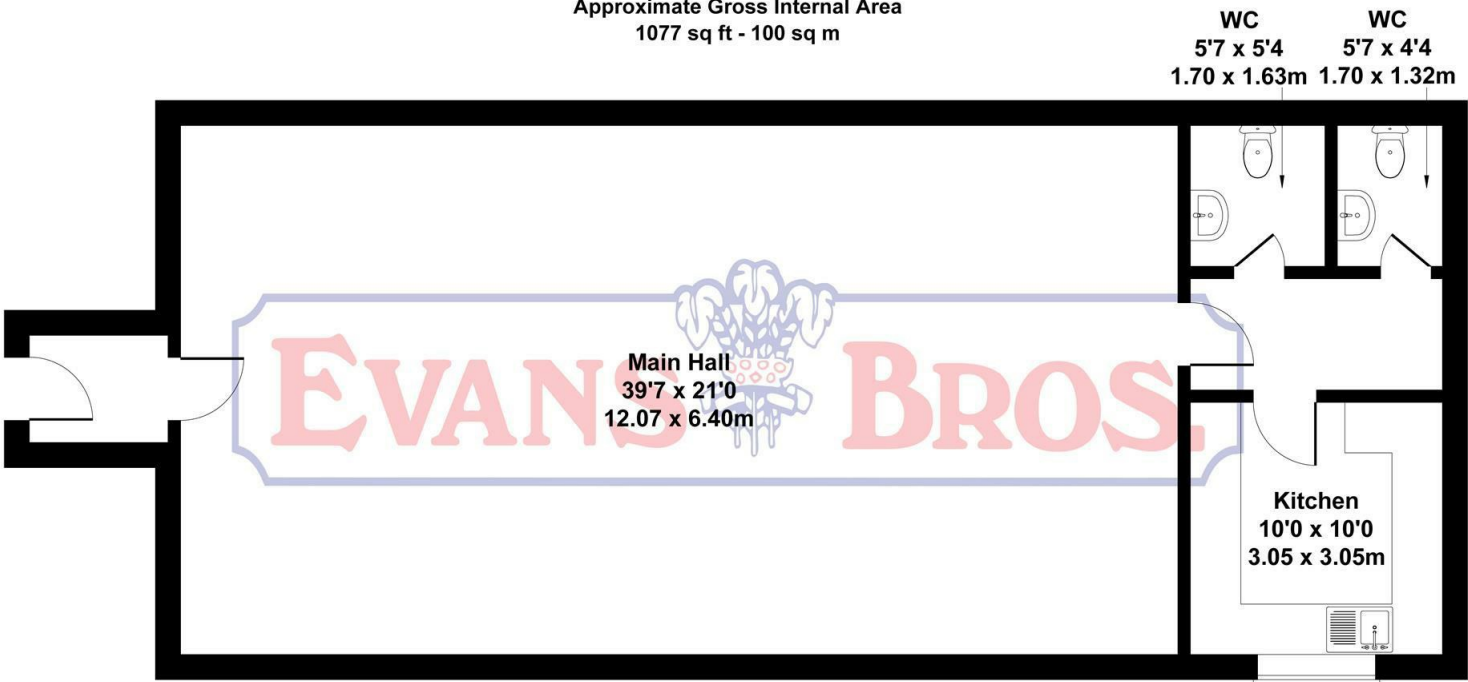
METHOD OF SALE

The property is offered for sale by private treaty and following a diligent marketing period if sufficient interest is received the vendors reserve the right to invite best and final offers to comply with their obligations under the Charities Act.

The property is being offered for sale under the vendors normal and standard conditions of sale and will be subject to their usual covenants. A copy of the usual covenants can be provided on request.

Church Hall Llanddewi Brefi

Approximate Gross Internal Area
1077 sq ft - 100 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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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MART OFFICE, **LLANYBYDDER**,
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1 MARKET STREET, **ABERAERON**,
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Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,