EVANS BROS.
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Pantyreithinen Capel Dewi, Capel Dewi, Llandysul, Ceredigion, SA44 4PG

Offers In Excess Of £100,000

A delightful detached traditional cottage occupying a pretty rural setting offering tremendous character and charm with enormous scope for enhancement from the benefit of the existing planning consent for a refurbishment and extension. The property has side workshop area and garden/parking area as per the land registry plan. Please note there is no mains water or drainage connected to the property and is therefore suitable for cash buyers only.

*** There is a Buyers Pack available for motivated purchasers ***

LOCATION

Located in pretty rural surroundings on a country lane between the village of Capel Dewi and Llandysul in a location shared with two other properties. The community of Capel Dewi has a community shop and places of worship, being some 2 miles from Llandysul which offers a wider range of facilities and also being within easy driving distance of the Ceredigion heritage coastline renowned for its popular sandy beaches and secluded coves.

DESCRIPTION

An attractive and completely unspoilt cottage having the benefit of planning consent for refurbishment and extension providing an opportunity to create your own rural home and a blank canvas ripe for development. We are advised that he property has been unlived in for more than 10 years and can be certified by Ceredigion council. Therefore, VAT relief can be sought by certified builders for some of the renovation works.The property currently affords -

FRONT HALLWAY

With quarry tile floor, beamed ceiling, tongue and groove walls

LIVING ROOM

14'2" x 11'1" (4.32m x 3.38m)

Cottage style fireplace, front window

SITTING ROOM

14' x 7'2" (4.27m x 2.18m)

Front window

FIRST FLOOR - LANDING

14'1" x 4'6" overall (4.29m x 1.37m overall)

Rear window

BEDROOM 1

14'2" x 10'2" (4.32m x 3.10m)

Fireplace, tongue and groove ceiling, front window

BEDROOM 2

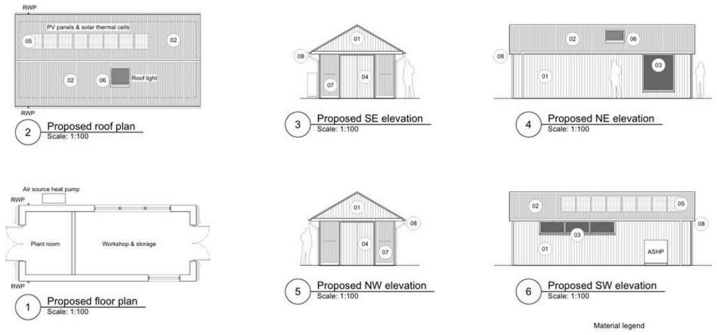
14'2" x 6'4" (4.32m x 1.93m)

Tongue and groove ceiling, front window.

EXTERNALLY

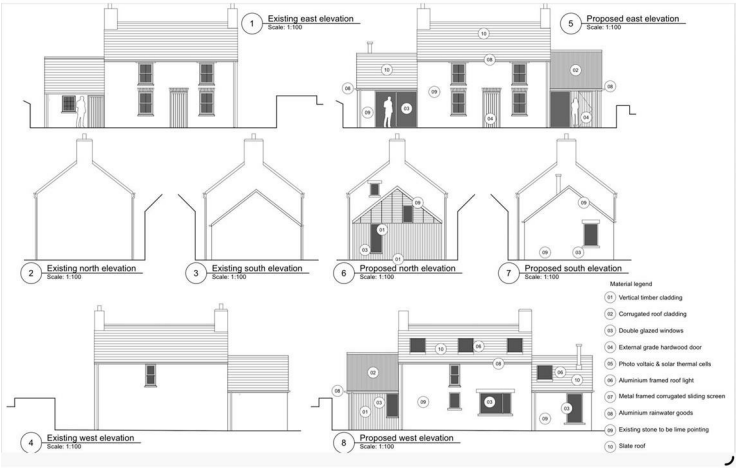
Adjoining Workshop 13'7" x 9'3". The property has a good sized grassed area providing parking facilities on the opposite side of a small lane.

Proposed Services Barn



The planning permission includes the consent to erect a services barn and provide for parking in this area

PLANNING PERMISSION



Application Number A/240440 Planning consent has been approved for the following

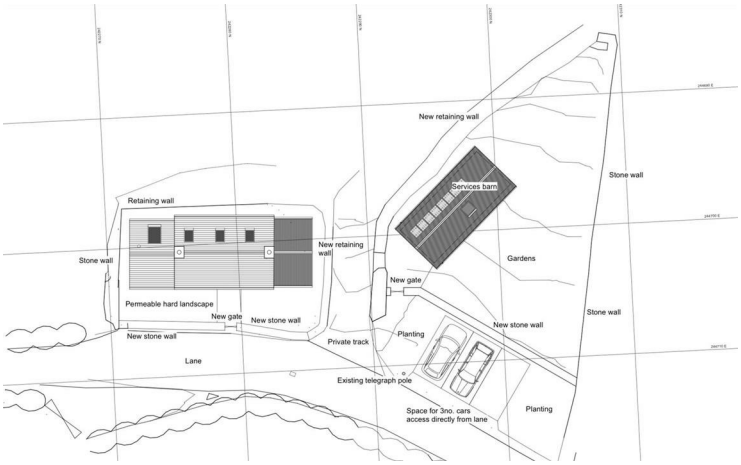
Site Location: Pantyreithinen, Capel Dewi, Llandysul, SA44 4PG
Proposal: The sensitive restoration and extension of a traditional stone cottage. The
construction of a new build single storey ancillary services building and new parking provision.

https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=62320

SERVICES

Mains electricity connected. There is currently no mains water connected at the property although there is a mains tap on the boundary subject to connection charges. There is currently no drainage at the property and incorporated in the planning permission is provision to incorporate a private drainage system.

DIRECTIONS



Take the road to Capel Dewi, in Capel Dewi turn right underneath the monument, passing the Woollen Mills, continue for approximately 1 mile and the property can be found just after a left hand bend on the right hand side as identified by the agents for sale board.

COUNCIL TAX BAND -

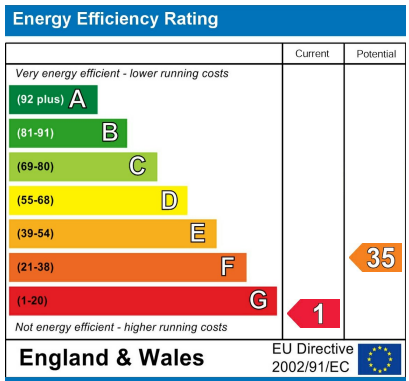
BUYERS PACK

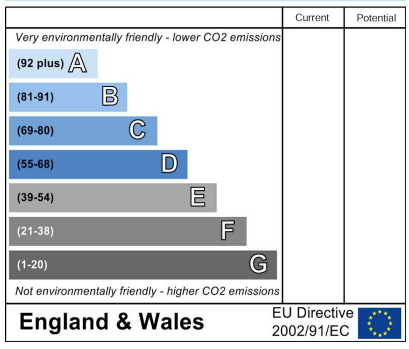
*** There is a Buyers Pack available for motivated purchasers ***

15:05 Thu 25 Jun 74%

053_3 0101 General arrangement plans
PDF - 89 KB

Open in M365 Copilot





EVANS BROS.

5 NOTT SQUARE, **CARMARTHEN**, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

MART OFFICE, **LLANYBYDDER**, CEREDIGION, SA40 9UE
Tel: (01570) 480444

1 MARKET STREET, **ABERAERON**, CEREDIGION, SA46 0AS
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.,