EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**

Coronation Shop Church Street, Tregaron, Tregaron, Ceredigion, SY25 6HA

Asking Price £105,000

AN IDEAL INVESTMENT OPPORTUNITY BEING A WELL PRESENTED SHOP AND FLAT IN THE TOWN CENTRE OF THE POPULAR TOWN OF TREGARON.
A DOUBLE FRONTED RETAIL SHOP WITH SEPARATE ACCESS TO A SELF CONTAINED ONE BEDROOM FLAT OVER AND REAR BALCONY OVERLOOKING THE RIVER.

GENERAL

A well presented property, ideal as an investment with potential dual income stream form the letting of the shop and flat separately as the current vendors have done or even for owner occupation for those looking to work from home !
Tregaron is a popular town in the upper Teifi Valley with a good range of local shops, pubs, restaurants in the foot hills of the Cambrian mountains and on the edge of the Cors Caron National nature reserve - an area popular with those having country pursuits. walking cycling, bird watching etc interests.

RETAIL SHOP

20'0" x 14'0" (6.10 x 4.27)

double fronted and with 2 large display windows, counters and shelving

TO THE REAR IS A -

STOCK ROOM

with oil fired central heating boiler and a Toilet with washbasin adjoining

LIVING ACCOMMODATION OVER

an attractive flat with independent access via rear steps and attractive balcony overlooking the town and with river and country side views

SITTING ROOM
14'0" x 12'0" (4.27 x 3.66)

Two front windows

KITCHEN

with base units, stainless steel sink, cooker, kettle and fridge points

BEDROOM
10'0" x 8'0" (3.05 x 2.44)

with built-in wardrobe

BATHROOM

with toilet, washbasin and bath, tiled surrounds

PATIO

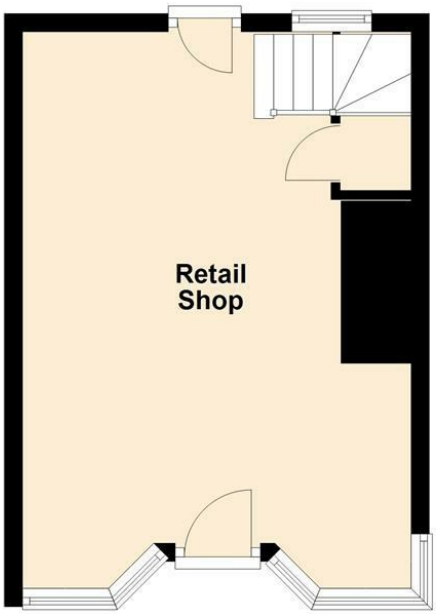
overlooking the river behind and over the town and

SERVICES
Mains Electricity, Water and Drainage. Oil fired central heating

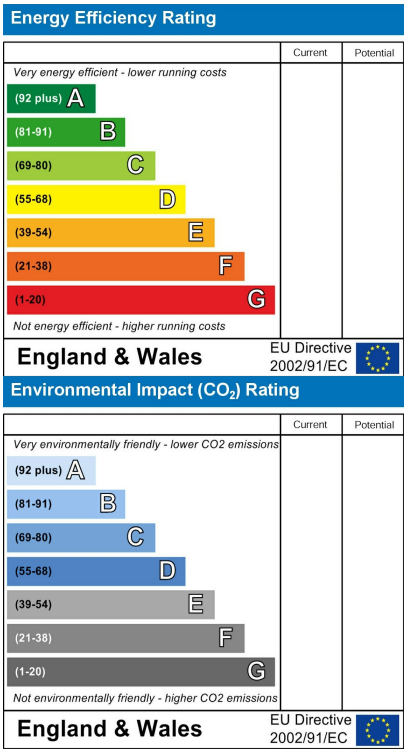
Energy performance certificates
This property has 2 energy performance certificates - one for the shop and one for the flat
The energy rating for the shop is C - https://find-energy-certificate.service.gov.uk/energy-certificate/4241-8998-2298-7210-9456
The energy rating for the flat is D - https://find-energy-certificate.service.gov.uk/energy-certificate/8300-6645-0322-8095-3723

First Floor

Ground Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.



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