

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**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



## TO THE REAR IS A -



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

## 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

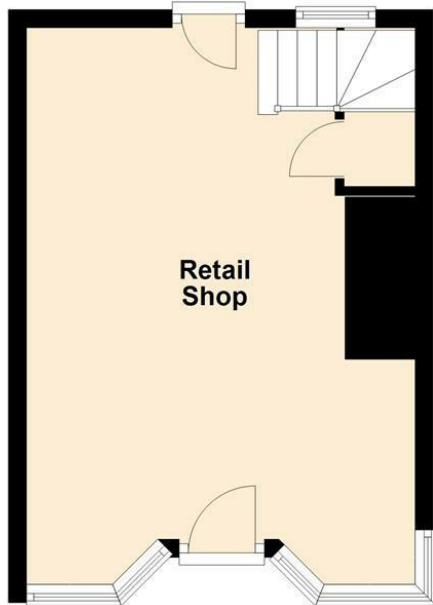
The energy rating for the shop is C - <https://find-energy-certificate.service.gov.uk/energy-certificate/4241-8998-2298-7210-9456>

The energy rating for the flat is D - <https://find-energy-certificate.service.gov.uk/energy-certificate/8300-6645-0322-8095-3723>

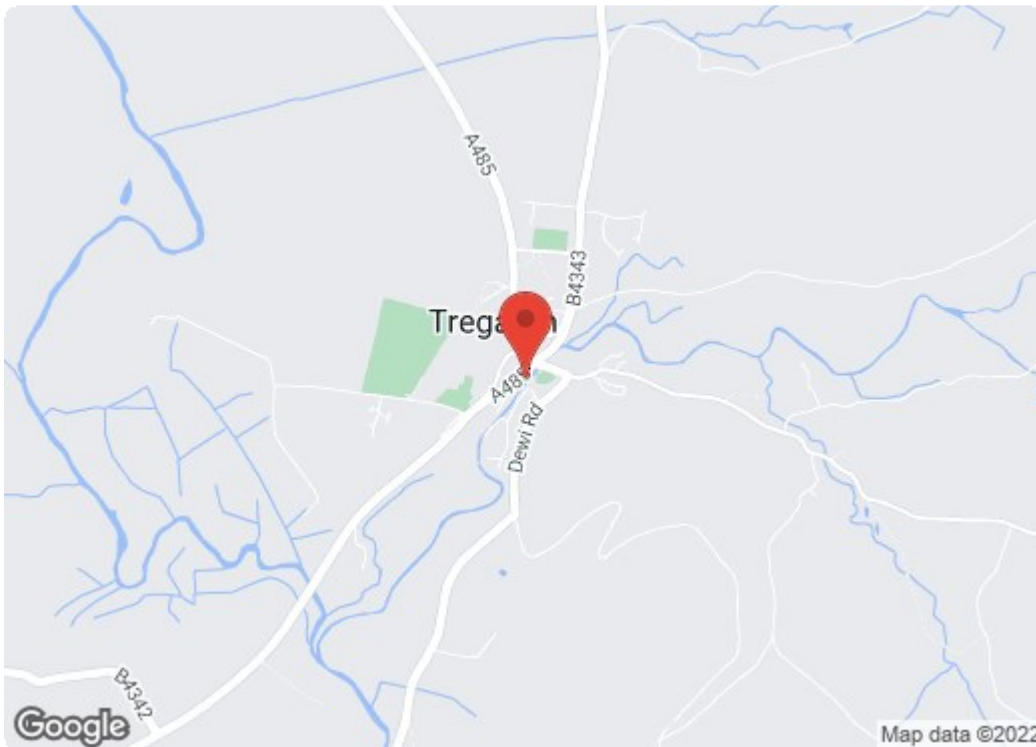
## First Floor



## Ground Floor



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



### Energy Efficiency Rating

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

**England & Wales** EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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