

MSPROPERTIES

ESTATE AGENCY

Bryn Meini , SY19 7AA

GUIDE PRICE £750,000

FOR SALE / AR WERTH



Property Features:

- Superior Home
- Lifestyle Purchase
- Workshop & Stores
- Established Business
- Good Links to Neighbouring Town
- 5 Bedroom Family House
- Rural Village Location

Description

The sale includes an extensively renovated & extended superior 5 bedroom family house, a business premises with reception sales area, workshop & stores with enclosed yard and a fully equipped entity to continue with the business. Ideal for families to integrate themselves within this friendly community & provide a valuable service. The business currently employs two full time staff & two part time staff. The work mainly involves the supply and installation of gravestones, refurbishment of existing stones within burial grounds within a 40 mile radius and beyond. **OPTION TO PURCHASE THE BUSINESS WITH BUSINESS PREMISES ONLY WILL BE CONSIDERED**

A rare opportunity of acquiring a long established Stone Memorial works business. The business has been established since 1918 by the grandfather of the current proprietor. The sale includes an extensively renovated & extended superior 5 bedroom family house, a business premises with reception sales area, workshop & stores with enclosed yard and a fully equipped entity to continue with the business.

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Llanbrynmair village set in the heart of this beautiful countryside with a village shop, primary school, tea rooms and the market towns of Newtown lies some 18 miles distance and the thriving market town of Machynlleth lies 11 miles distance. The coast resort of Aberdŷvi can be found some 22 miles

Floor Plan



Situation & Location:

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Construction:

The main family house is of traditional masonry built walls with rendered external elevations and the main walls support a pitched roof laid with natural slate. A modern day extension has been provided under a flat roof type construction to the side with additional extensions in keeping with the original. The property has been subject to extensive renovations in recent years.

Accommodation:

This family size house has been renovated to a high standard and offers good size rooms suitable for a family with an open-plan design kitchen/living room with views of the surrounding countryside. The accommodation comprises as follows:

Ground Floor:

Front entrance door: Reception Hall. Panelled radiator. Stairs to first floor.

Lounge: 4.27m (14'1") x 3.96m (13'0")

Open fireplace. Panelled radiator. Oak floor covering. Wall lights. Window to front.

Kitchen: 6.86m (22'7") x 4.27m (14'1")

Range of modern fitted base and eye level units with integral dishwasher. Double electric oven. 4-ring ceramic hob. Sink. Panelled radiator. Double opening to:

Dining Room/Sitting Room:

French doors and window to front and side. Panelled radiator. Under stairs storage cupboard.

Rear Entrance Hall:

Glazed door to outside rear. Door to:

Pool/Games Room: 5.38m (17'8") x 4.19m (13'9")

Double panelled radiator. Power points.

Utility Room:

Plumbing for automatic washing machine. Belfast sink. 'Worcester' freestanding oil-fired boiler which heats hot water and central heating.

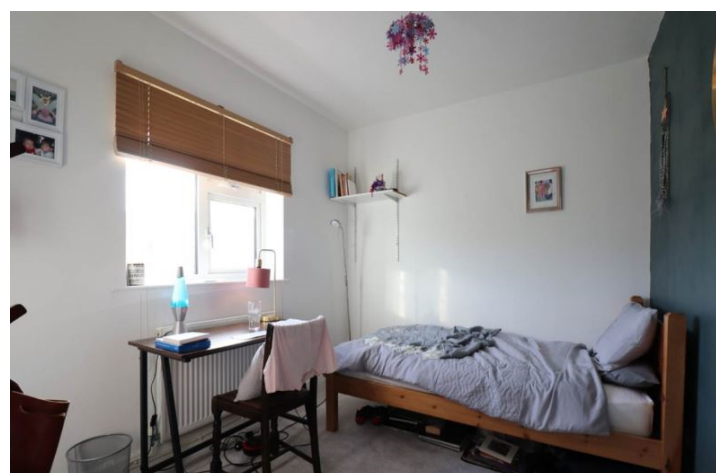
Toilet:

Low flush WC. Wash hand basin.

First Floor:

Approached by easy rise staircase to Central Landing. Doors to:

Home Office: 2.39m (7'11") x 1.88m (6'3")



Double doors to outside balcony.

Bedroom: 3.20m (10'6") x 2.62m (8'8")

Window to side. Double panelled radiator.

Front Bedroom: 3.45m (11'4") x 3.61m (11'11")

Double panelled radiator. Bay window to front.

Walk-in Airing Cupboard:

Housing factory lagged copper hot water cylinder.

Bathroom:

Traditional-style leg and ball roll top bath. Low flush WC. Pedestal wash hand basin. Chromium towel radiator.

Rear Bedroom: 3.35m (11'0") x 2.62m (8'8")

Window to rear. Panelled radiator.

Other Rear Bedroom: 3.28m (10'10") x 2.18m (7'2")

Window to rear. Panelled radiator.

Main Bedroom: 5.36m (17'8") x 4.17m (13'9")

Feature triangular window to rear. Other window to front. Double panelled radiator.

OUTSIDE:

To front enclosed by a Welsh slate outer wall. Vehicular gated driveway laid with tarmacadam to front offering parking and turning area. Access to side to lawn garden and raised paved patio area enclosed with glazed balustrade with pleasant warm south-facing aspect.

I.B. Williams & Son Ltd:

Mid Wales Monumental Works. Detached workshop mainly built of metal portal frame with a brick facade to front comprises of:

Sales Front: 8.99m (29'6") x 3.45m (11'4")

With large floor to ceiling display window with road frontage. Central entrance door leading to open plan sales area.

Internal Offices: 3.45m (11'4") x 2.84m (9'4")

Other Secretary Office:

with access to Toilet Facilities.

Workshop: 6.93m (22'9") x 3.35m (11'0")

with glass wall with aspect of main sales area. and doors to Kitchenette

Single drainer sink. Freestanding oil-fired boiler which heats hot water and central heating.

Rear Industrial Unit: 12.19m (40'0") x 6.71m (22'1")

Useful workshop store unit space with good high with vehicular access door to side. and stairs leading to:

First Floor Office from Main Sales Area: 2.87m (9'5") x 2.59m (8'6")

Old Store Shed: 5.97m (19'8") x 5.49m (18'1")



EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	58	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	