



**FORMER TAFARN Y GORS
Y GORS (NEW CROSS)
SY23 4LY**



- Detached Former Country Inn
- Consent to Convert to a Family Home
- Convenient and Popular Village Location
- Gardens, Parking and Country Views

**Offers invited in the region of
£270,000.00**

DESCRIPTION

We are delighted to have been favoured with the instructions to offer for sale this detached former Country Inn, being situated in a popular and convenient location, some 4.5 miles from Aberystwyth.

The property, currently known as 'Tafarn y Gors' traded until quite recently as a village pub and restaurant, with three-bedroom self-contained accommodation over - Planning Consent was granted on the 22 December 2022, for the change of use of the pub (bar & dining room area) into residential dwelling. The property offers huge potential to either re-open as a Village Inn or alternatively create a well-laid out and generously proportioned family-home, with adjoining gardens and off-road car parking. A feature of this property is the distant countryside views from some elevations and convenience to

all of the amenities on offer in Aberystwyth.

ACCOMMODATION – of approximate dimensions

RECEPTION PORCH
Access through to:

RECEPTION ROOM 1
19'4 x 14'4
Being the former Bar. A traditional room of character, retaining the Public Bar servery and stone fireplace. Two-windows to front.

RECEPTION ROOM 2
19'8 x 16'4
Former Restaurant. Patio doors to rear exterior and two windows to side.

KITCHEN
13'2 x 9'10
Window to rear and rear entrance door.

INNER HALL
With Separate access door and stairs to the residential accommodation. Doors to:

LADIES AND GENTS WC'S

FIRST FLOOR ACCOMMODATION

LANDING

Door to Main Landing and door to:

STOREROOM
19'1 x 9'10 max dimensions
Being L-Shaped in nature

MAIN LANDING
11'2 x 8'7
Windows to front and side.

BEDROOM TWO
13'8 x 8'7
Two-windows to front

BATHROOM
Shower, wash hand basin and WC

KITCHEN
Base and wall units, skylight window, 4 ring electric hob with oven beneath, one and a half bowl and single drainer sink unit with mixer taps. Archway through to:

LIVING ROOM
16'4 x 12'1
Window to rear with views and skylight window.

EXTERNALLY
Paved front courtyard, with access along one side to a rear

pathway with adjoining storage sheds. Lawned and rear paved areas and Car parking areas.

TENURE

We are advised that the property is Freehold

SERVICES

We are advised that the property is connected to Mains Water and Electricity with a private drainage supply.

VIEWING

Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

What3Words:

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DIRECTIONS –

From Aberystwyth proceed along the A487 road, through Penparcau. At the roundabout take the second exit (south). Take the next left onto the A4120 road (Devils Bridge) and immediately right onto the B4340 road (Pontrhydfendigaid). Follow this road into Y Gors (New Cross) and the property will be

found after the garage on the right-hand side of the road.

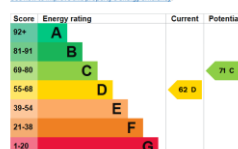
EPC

First Floor

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

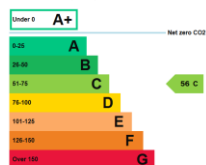


<https://find-energy-certificate.service.gov.uk/energy-certificate/8640-7121-7460-9234-1296>

Ground Floor

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

<https://find-energy-certificate.service.gov.uk/energy-certificate/7417-8241-3189-8519-2593>

PROOF OF FUNDING

We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).

MONEY LAUNDERING

Money Laundering Regulations of 2017 dictate that prospective

purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details

have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.