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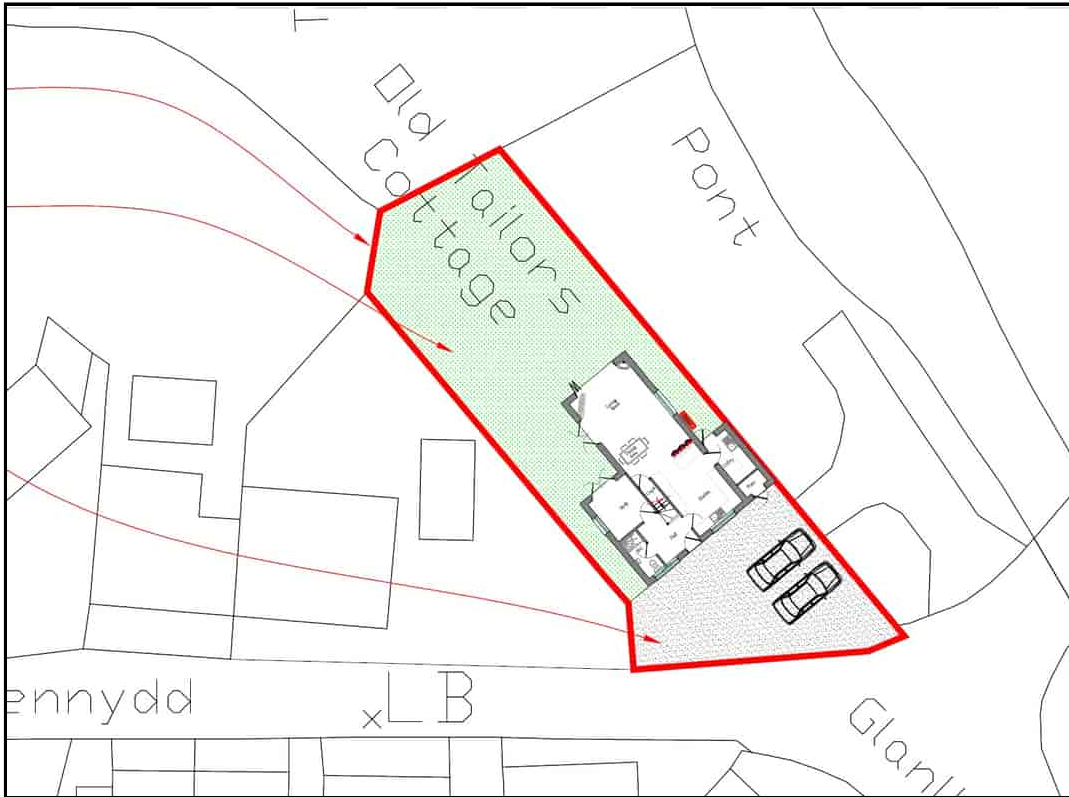


RICS



Since 1989

A unique and rare opportunity for a 3 bed coastal building plot near New Quay, West Wales.



Building Plot at Old Tailors Cottage, Gilfachrheda, New Quay, Ceredigion. SA45 9SW.

D/2172/RD

£140,000

**** A unique and rare opportunity to secure a coastal building plot ** NO 10% AFFORDABLE HOUSING CONTRIBUTION FROM THE DEVELOPMENT ** Road frontage ** Private rear garden ** Planning permission for the erection of a 3 bed home ** Off-road parking ** Central village location ** Peaceful setting ** Short walking distance to nearby sandy beaches ** Good public transport connectivity ** AN OPPORTUNITY NOT TO BE MISSED ****

The property is situated within the coastal village of Gilfachrheda being positioned along the B4342 road leading from Llanarth to New Quay. The village offers limited local amenities but relies on New Quay and Llanarth for its day to day needs including village shops, doctors surgery, primary schools, access to sandy beaches, local cafes, bars and restaurants. The Georgian harbour town of Aberaeron is within 10 minutes drive of the property offering its comprehensive school and community health centre. The property lies equidistant from the larger towns of Cardigan and Aberystwyth with a university, hospitals, Network Rail connections, retail parks and employment opportunities.



GENERAL

A unique opportunity to secure a building plot within a sought after village on the edge of New Quay.

The approved full planning permission (Ceredigion reference A230175) allows the erection of a 3 bed dwelling sitting comfortably within the plot with ample space for off-road parking to the front and private rear garden. A copy of the planning permission is available at the Agents' office on request.

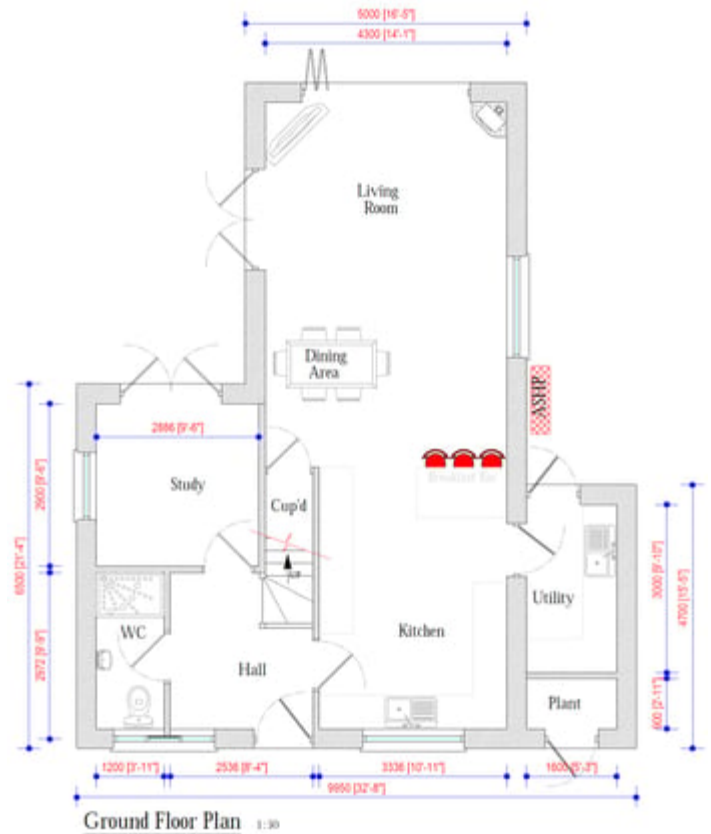
The property sits within an easy 10 minute walking distance of the popular Traeth Gwyn and Cei Bach sandy beaches which is a big drawing point to the area. New Quay beach is a 15 minute walk.

At present the property is a 1 bedroom timber frame building with lean-to garage which needs to be demolished and is currently unsafe.

NB. PLEASE NOTE - please do not attempt to access the dwelling as it is currently unsafe and do not visit the plot unaccompanied.

The accommodation provides as follows:

Entrance Hallway



8' 4" x 9' 9" (2.54m x 2.97m) accessed via glass panel door with stairs to first floor.

Side Shower Room and WC

3' 11" x 9' 9" (1.19m x 2.97m) with space for a corner shower, single wash hand basin, WC, window to front.

Bedroom 1/Study

9' 6" x 9' 6" (2.90m x 2.90m) double bedroom with window to side, rear patio doors to garden, multiple sockets.

Open Plan Kitchen/Dining and Living Area

Open plan living with ample space for large kitchen to front with room for appliances, sink and drainer, understairs cupboard, dining area with ample space for 6+ persons table with side window and patio doors to garden leading through to living space with bi-fold doors overlooking the private rear garden area, multiple sockets, TV point.

Utility Room

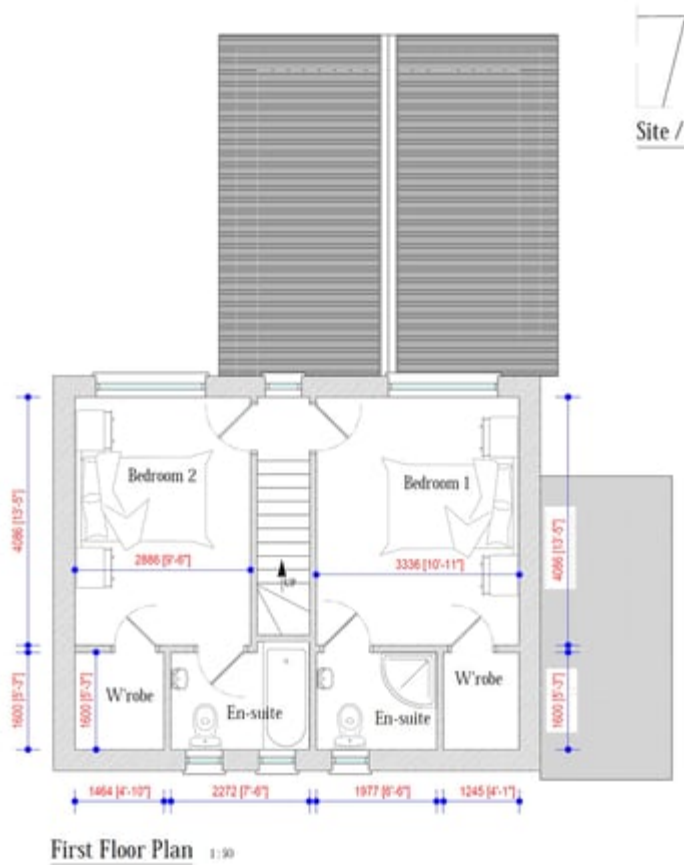
5' 3" x 9' 10" (1.60m x 3.00m) accessed from the kitchen with ample space for work surfaces, base and wall cupboards, sink and drainer, external door to garden.

Plant Room

Located at the front of the property housing the heating and electrical controls for the house.

FIRST FLOOR

Landing



With window overlooking rear garden.

Bedroom 2

10' 11" x 13' 5" (3.33m x 4.09m) double bedroom with window overlooking rear garden, multiple sockets, radiator.

Walk-in Wardrobe

5' 3" x 4' 1" (1.60m x 1.24m)

En-Suite

6' 6" x 5' 3" (1.98m x 1.60m) with space for corner shower, WC, single wash hand basin, front window.

Bedroom 3

9' 6" x 13' 5" (2.90m x 4.09m) double bedroom, window to rear overlooking garden, multiple sockets, radiator.

Walk-in Wardrobe

5' 3" x 4' 10" (1.60m x 1.47m)

En-Suite

7' 6" x 5' 3" (2.29m x 1.60m) with space for panelled bath with shower over, WC, single wash hand basin.

EXTERNALLY

The property runs along a quiet council lane and allows for immediate access off the adjoining roadway to a private parking space with the proposed dwelling sat further back from the road than the existing with private garden to rear.





MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

We are advised that the property benefits from mains water, electricity and drainage.

Directions

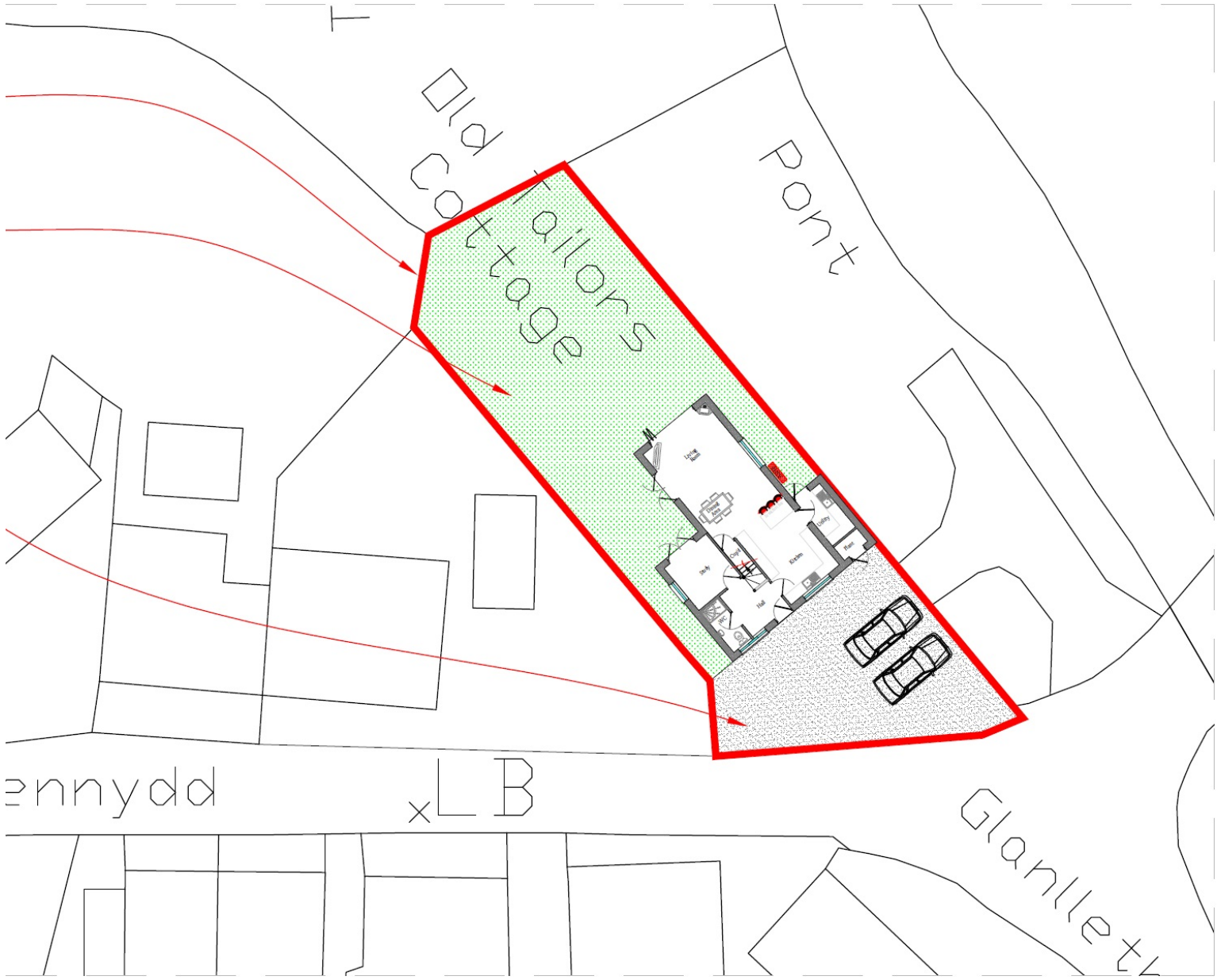
Travelling west from Llanarth on the B4342 New Quay road at the Llanina Hotel, proceed for approximately 1 mile passing Woodlands Holiday Park on your right and continue for a further ½ mile and you will pass Brogido housing estate on your right hand side. Taking the next right hand turning signposted Wern Mill proceed for a short distance to the next junction veering right and as you travel towards the end of the cluster of properties, the former Tailors Workshop is located on the left hand side as identified by the Agents' for sale board.

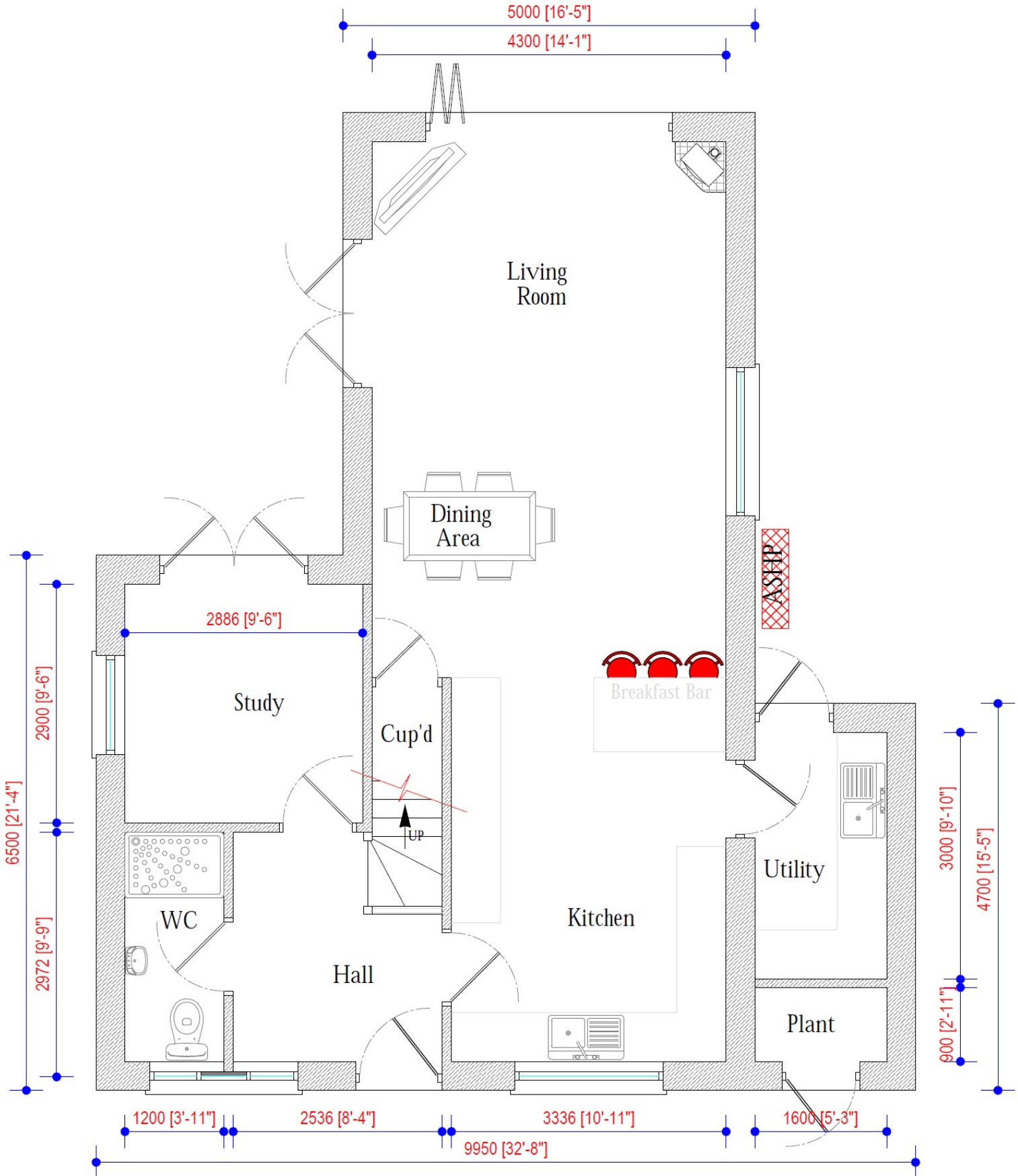


Site Location Map

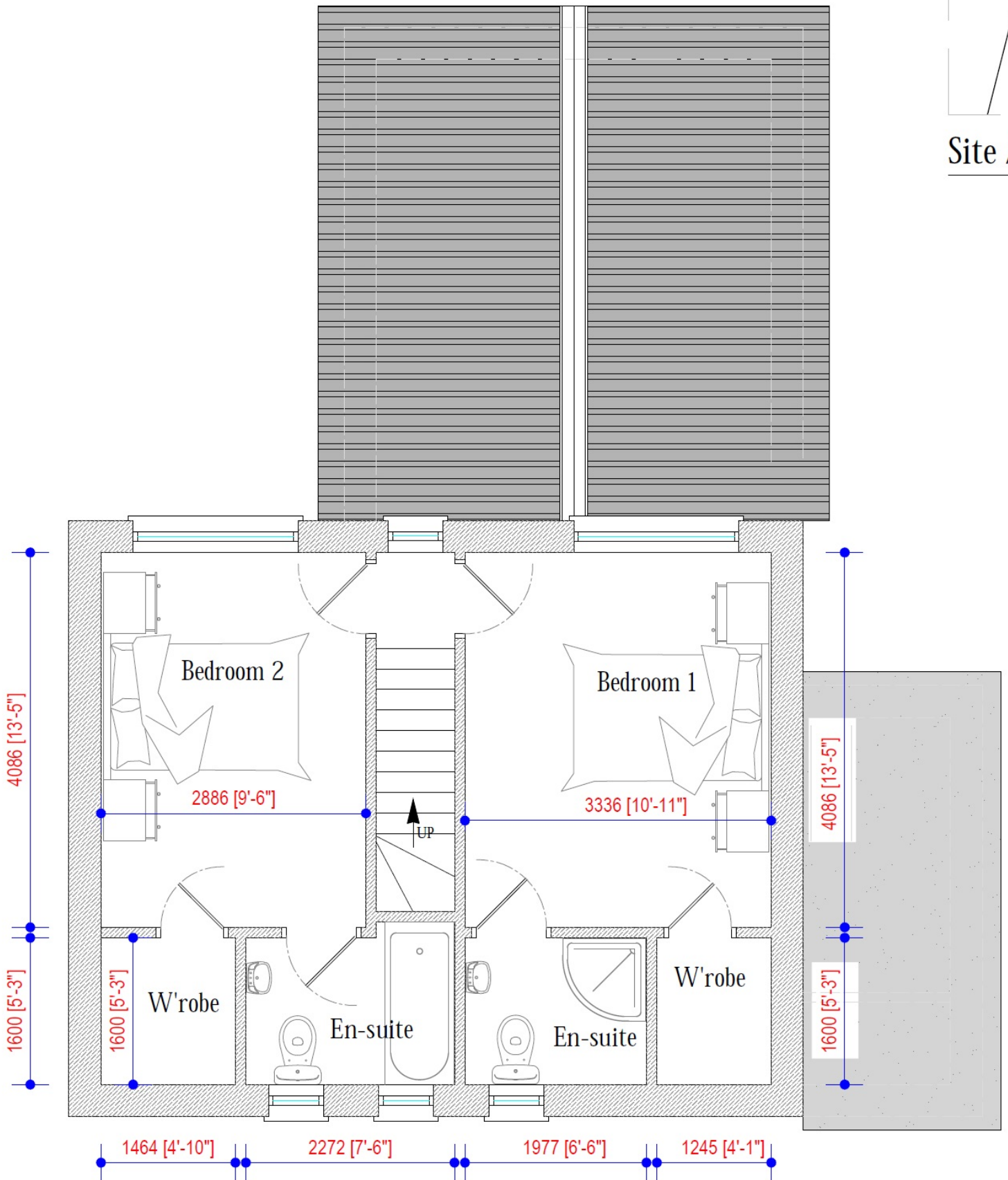
1:1250







Ground Floor Plan 1:50



First Floor Plan 1:50