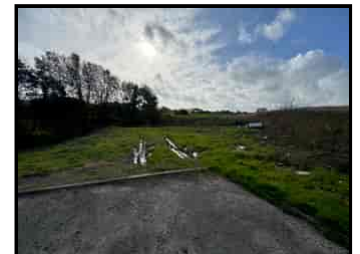


0.01 Acre Amenity/Development Land - Mydroilyn Near Aberaeron/Lampeter - West Wales.



Land at Cae Gwen Bro Mydyr, Mydroilyn, Nr Aberaeron, Ceredigion. SA48 7AH.

£50,000

Ref D/2193/RD

****0.1 Acre amenity/development land**Central Village location**Potential building plots (stc)**Useful additional garden space or suitable as a private amenity area**Walking distance to village hall and bus stop**Situating on the edge of a modern development site**AN EXITING OPPORTUNITY WITH GREAT FUTURE POTENTIAL! ****

The property is situated within the rural village of Mydroilyn served by village hall, places of worship, public house and public transport. The nearby village of Llanarth offers a good level of local amenities and services including primary school, village shop and post office, petrol station, public houses and public transport links to Aberaeron, Cardigan and Lampeter.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

THE LAND

Measures some 0.1 Acre, situated centrally within the village of Mydroilyn.

The land is an in-fill plot nestled between a historic pair of semi detached homes and the modern Cae Gwen Development completed within the last 15 years or so.

The land is positioned at the end of Bro Mydyr with good access for vehicles and also connectivity to adjoining services including mains water, drainage and electricity nearby.



TERMS OF SALE

The land is offered on an unconditional basis and those wanting to understand the planning situation should make investigations of their own with Ceredigion County Council - planning department Tel 01545 570 881.

MONEY LAUNDERING

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.

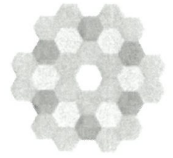
Services

There are nearby connections to mains water, mains and electricity.

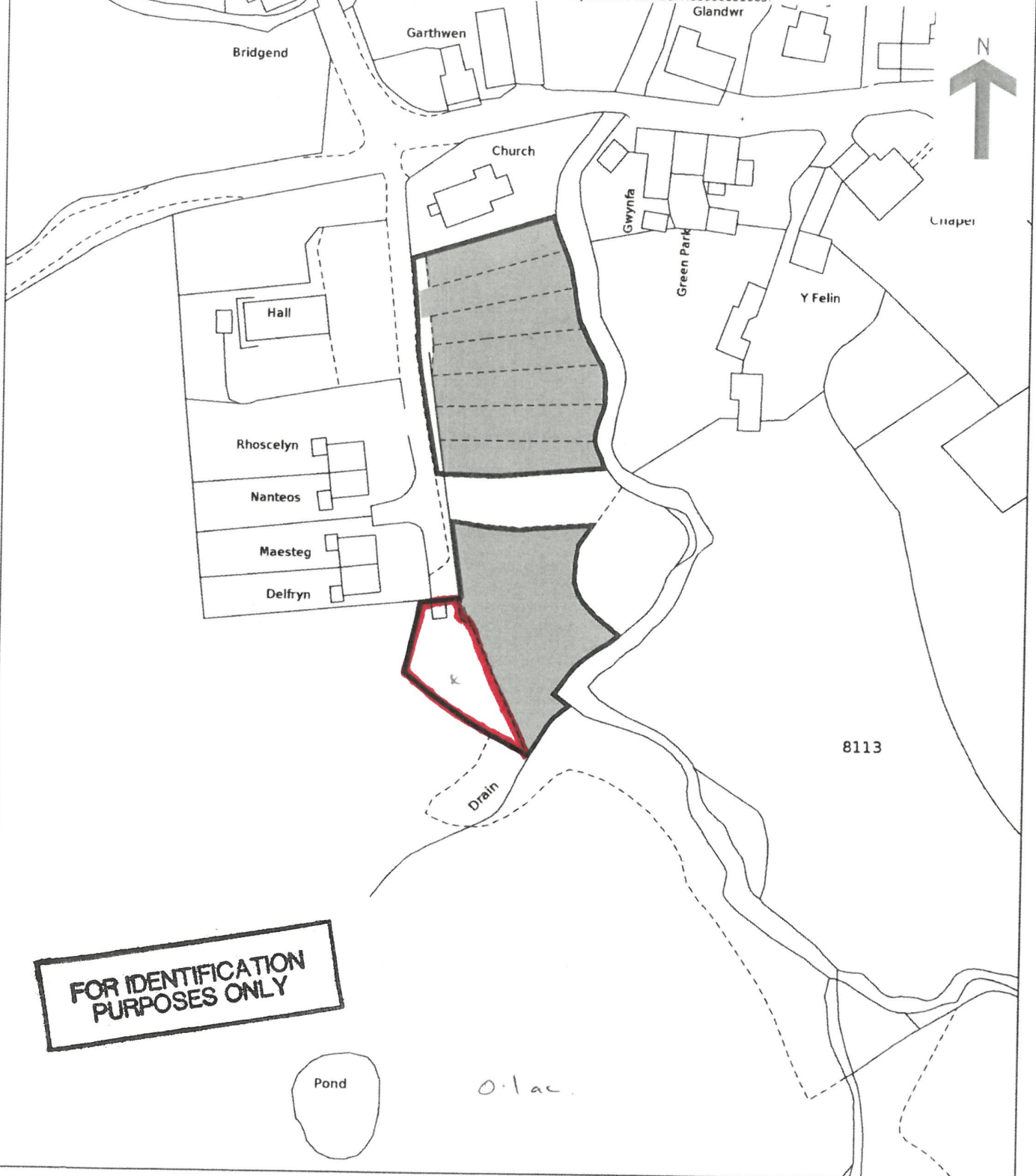
Tenure - Freehold.

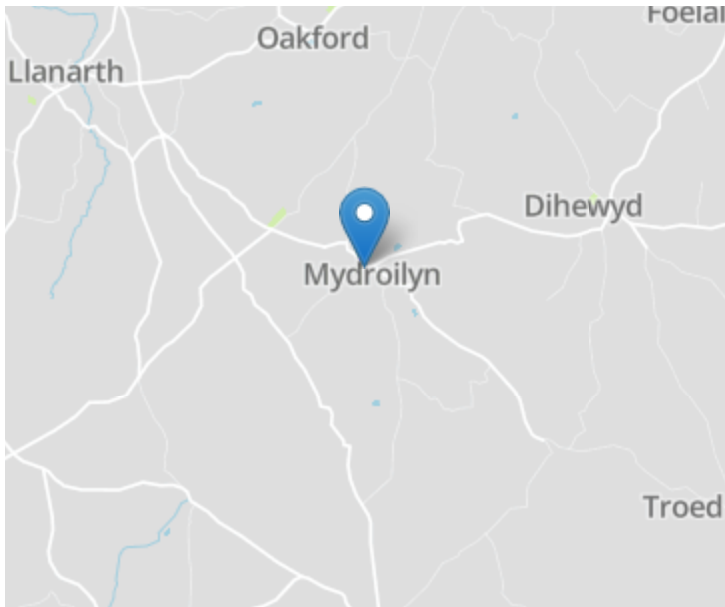
HM Land Registry
Official copy of
title plan

Title number **CYM277373**
Ordnance Survey map reference **SN4555SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Directions

Travelling through the village of Mydroilyn, proceed to the southern end, having crossed over the bridge and passing the bus stop on your right, proceed immediately across the junction onto Bro Mydyr, passing the village hall on your right and the land is located some 100 yards in front of you to the south.

For further information or to arrange a viewing on this property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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