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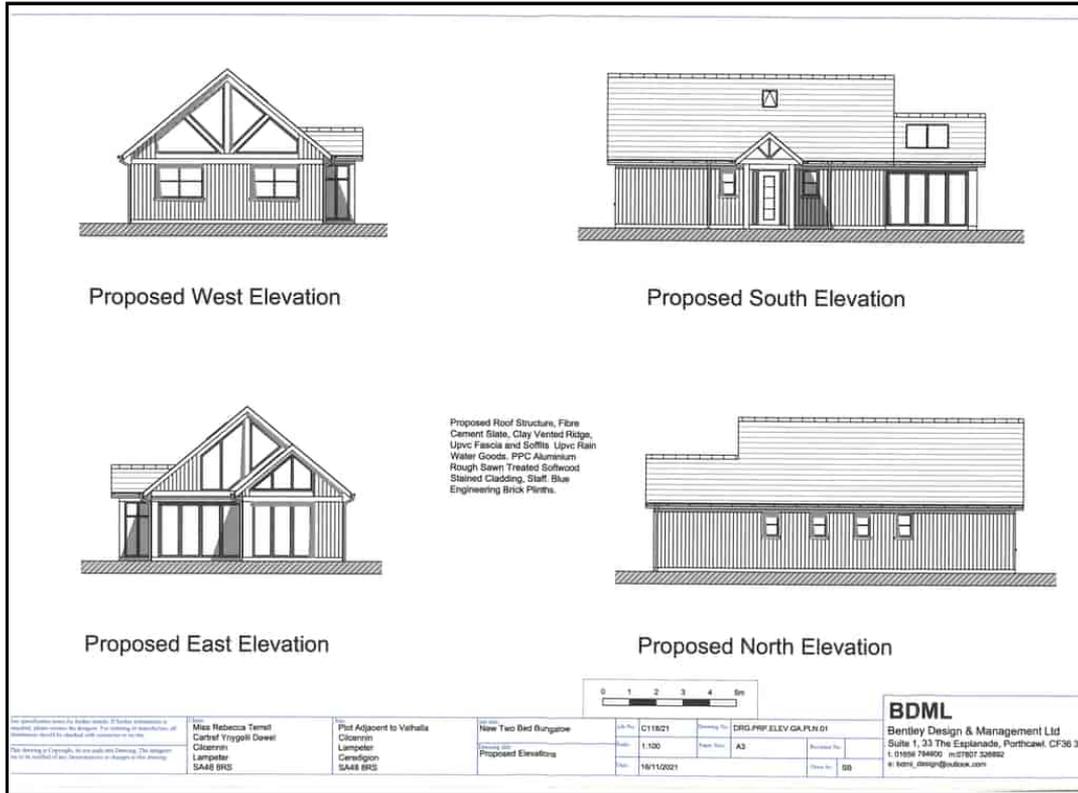


RICS



Since 1989

Bungalow/chalet for re-development. Set in 1/3 acre. Rural West Wales.



The Chalet, Cartref yn y Gelli Dawel, Cilcennin, Aberaeron, Ceredigion. SA48 8RS.

R/3458/DD

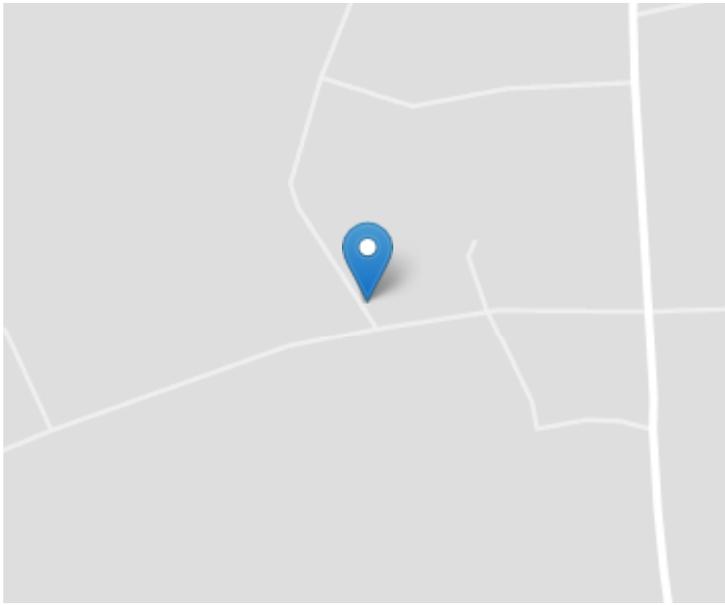
£175,000

**** Opportunity to acquire a chalet type bungalow ** Full planning permission to demolish and replace with a new single storey dwelling ** Set in 1/3 of an acre ** Lovely rural setting ** Views over fields to the sea in the distance ** Rare find! ****

The current dwelling is of non traditional/concrete sectional construction, although was lived in as a temporary dwelling up to recent times, it is now considered un-suitable for habitation. However, a great opportunity of re-development with full planning permission approved for a new detached cottage bungalow. Designed to provide 2 bedroomed accommodation.

Suitable for cash buyers only.

Located in a quiet country setting, bordered on 3 sides by open fields. 2 rural dwellings to the south side. Near to the village community of Cilcennin which lies only some 4 miles up the Aeron Valley from the Cardigan Bay Coast at the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. Some 8 miles from the university town of Lampeter and half an hour's drive from the coastal university and administrative centre of Aberystwyth. OS Grid reference : 538/615



EXTERNALLY

The property is sold with an extensive area of gardens and grounds, providing a total depth of some 90 metres, currently all laid to grassland with a small area of woodland with a garden shed and greenhouse.

Enjoys lovely country views.

GENERAL

A detached chalet style bungalow which is built of concrete sectional construction, not insulated, under a box profile roof. It has been used for storage in recent times, but believed some years ago to have been a habitable dwelling. However, it is now considered un-suitable for such purpose and planning permission has been obtained for a re-development to provide a brand new detached cottage/bungalow. The size of the current chalet/bungalow is 31' x 20' internally and has a wood burning stove.

ENTRANCE HALL

With downstairs WC and cloak cupboard.

LIVING ROOM

3.7m x 3.30m (12' 2" x 10' 10")

KITCHEN

3.6m x 3.75m (11' 10" x 12' 4")

DINING ROOM/FAMILY ROOM

3.75m x 3.15m (12' 4" x 10' 4")

BATHROOM

UTILITY ROOM

BEDROOM 1

3.2m x 3.2m (10' 6" x 10' 6") plus alcove.

BEDROOM 2

3.2m x 2.85m (10' 6" x 9' 4")





PLANNING PERMISSION

Planning permission has been approved for the demolition of the existing single storey dwelling and replacement of a new single storey dwelling and provision for 3 car parking spaces.

(Planning Application No. A220118) dated 28 October 2022.

A block plan of the boundaries (property edged in red) is attached to the sale particulars. Copies of the detailed architect drawings are also attached (Also available from the Agents office). The approved plans provide for the following accommodation

ADDITIONAL INFORMATION

This property is not considered suitable for mortgage purposes.

Services

There is no mains water or electric currently, but we are advised they would be available, subject to connection costs.

Drainage would need to be a septic tank.

Fibre Optic broadband is available in the area.

Directions

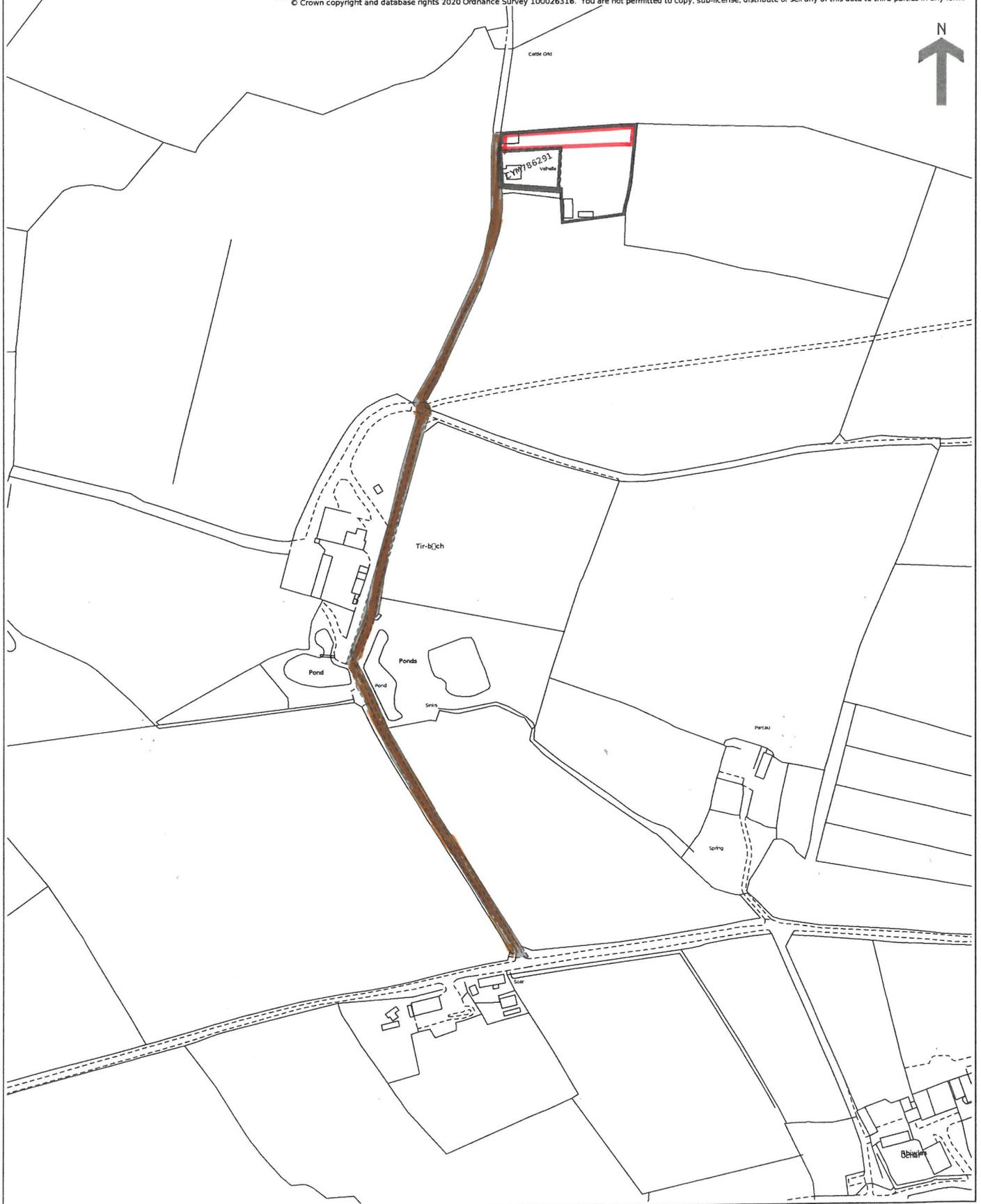
From Aberaeron take the A482 south east towards Lampeter. Drive through the first village of Ciliau Aeron onto the next crossroads and turn left signposted Cilcennin. Follow the course of the road into the village of Cilcennin and drive through the centre of the village for a further 3/4 of a mile. You will see 'Cyclemart' on the right hand side and almost opposite you will turn left onto a farm type drive with beech trees on either side. Follow the road around to the right, then carry straight on until you see a detached bungalow (blue coloured) on the right hand side. Just before the bungalow you will see a drive signposted Cartref yn y Gelli Dawel. The vendor lives at this property and will meet you on the drive.

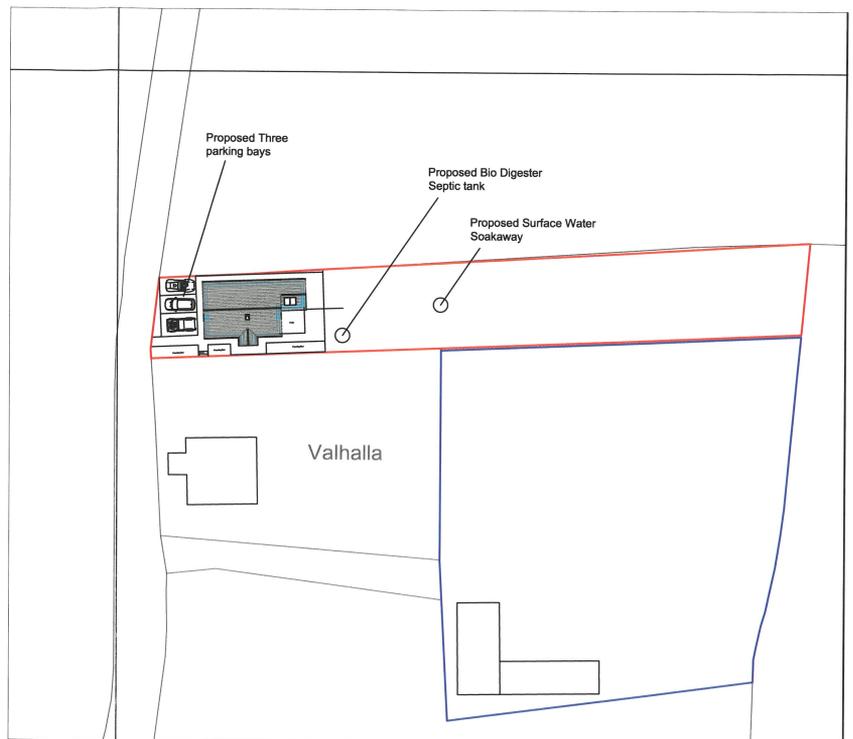
HM Land Registry
Official copy of
title plan

Title number **WA813755**
Ordnance Survey map reference **SN5361SE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**

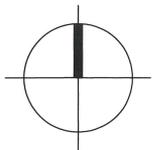


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Proposed Landscaping Plan Scale 1:500



Rev.A 16/02/2022 Amended site boundary line

See specification notes for further details. If further information is required, please contact the designer. For ordering or manufacture, all dimensions should be checked with contractor on site.

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Client:
Miss Rebecca Terrell
Cartref Ynygeilli Dawel
Clicennin
Lampeter
SA48 8RS

Site:
Plot Adjacent to Valhalla
Clicennin
Lampeter
Ceredigion
SA48 8RS

Job title:
New Two Bed Bungalow

Job No:
C134/21

Drawing No:
DRG.PRP.LANDSCAPE.GA.PLN.01

Drawing title:
Proposed Landscaping Plan

Scale:
1:500

Paper Size:
A3

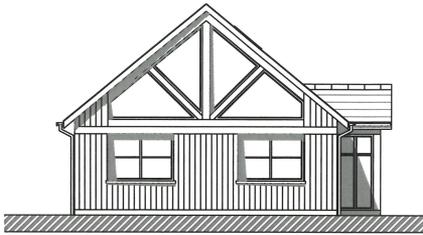
Revision No:
A

Date:
15/11/2021

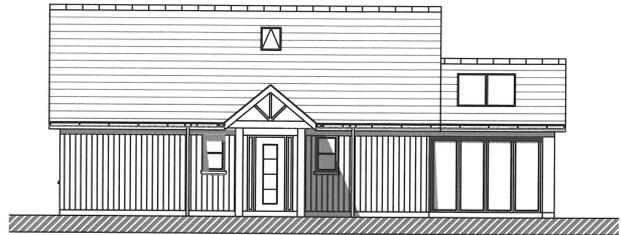
Draw by:
SB

BDML

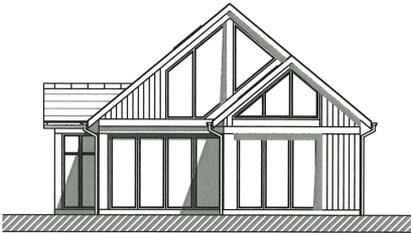
Bentley Design & Management Ltd
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Proposed West Elevation

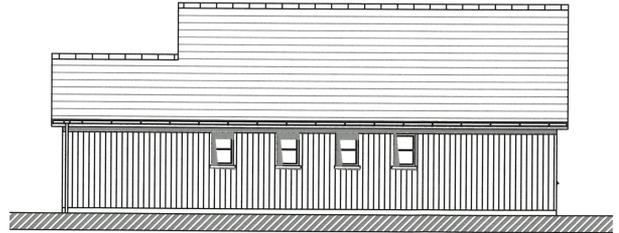


Proposed South Elevation



Proposed East Elevation

Proposed Roof Structure, Fibre Cement Slate, Clay Vented Ridge, Upvc Fascia and Soffits Upvc Rain Water Goods, PPC Aluminium Rough Sawn Treated Softwood Stained Cladding, Staff. Blue Engineering Brick Plinths.



Proposed North Elevation



See specification notes for further details. If further information is required, please contact the designer. For ordering or manufacture, all dimensions should be checked with contractor or on site.

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Client: Miss Rebecca Terrell
Cartref Ynygelli Dawel
Cilcennin
Lampeter
SA48 8RS

Site: Plot Adjacent to Valhalla
Cilcennin
Lampeter
Ceredigion
SA48 8RS

Job Title: New Two Bed Bungalow

Drawing title: Proposed Elevations

Job No:

C118/21

Drawing No:

DRG.PRP.ELEV.GA.PLN.01

Scale:

1:100

Paper Size:

A3

Revision No:

Date:

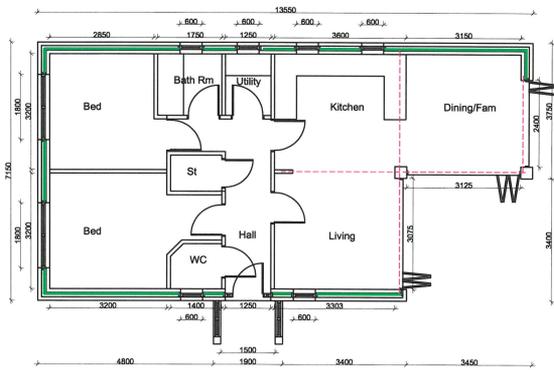
16/11/2021

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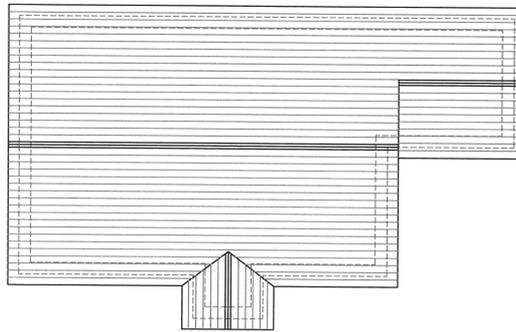
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Proposed Ground Floor Plan



Proposed Roof Plan



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Client: **Mr Neil Whittingham**
5 Hazel Court
Porthcawl
CF36 5RG

Site: **.5 Hazel Court**
Porthcawl
CF36 5RG

Job title: **Extensions and Alterations**
Drawing title: **Proposed G/F & Roof Plans**

Job No:	C118/21	Drawing No:	DRG.PRP.GFPLAN.GA.PLN.01
Scale:	1:100	Paper Size:	A3
Date:	01/06/2021	Revision No.:	
		Draw by:	SB

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