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RICS



Since 1989

Freehold Building Plot for 2/3 Bed House. Unique Opportunity. Aberaeron. West Wales Coast.



Plot 2 Dolheulog Lane, Panteg Road, Aberaeron, Ceredigion. SA46 0FP.

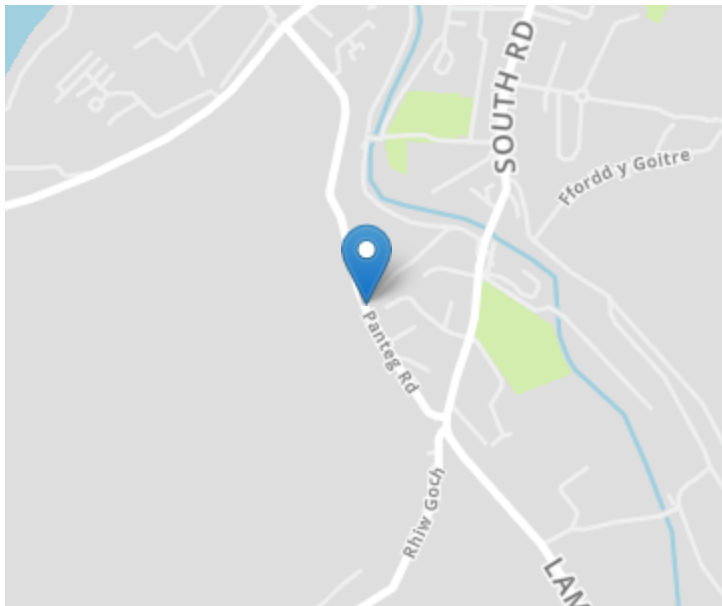
Ref D/2160/DD

£158,000

****Individual Freehold Building Plot**Aberaeron Town**Rarely Available !**Benefits full detailed planning permission for a Cottage style detached dormer dwelling**Private Parking**Easily maintained garden**No 10% Affordable Housing Contributions**Water and Drainage connections installed****

Located off Panteg Road, a popular and select residential locality within the Georgian Harbour town of Aberaeron on Cardigan Bay which offers a comprehensive range of shopping and schooling facilities. Only a 10 minutes walk from the harbour and sea front.

Aberaeron lies alongside the main A487 coast road almost equi distant from Aberystwyth to the North and Cardigan to the South and within 15 miles of the University town of Lampeter.



GENERAL

The plot is located adjacent to Panteg Road with frontage to Dolheulog Lane and with vehicular access therefrom.

The Site measures Frontage 20.4 metres. Max Depth 23.8metres. Width at rear - 12.8metres.

Has a private drive with parking space for 2 vehicles with front side and rear garden area.

Detailed planning permission has been approved for the erection of a dormer dwelling (planning application no A200287 (Approved 24.07.22).

The current design and layout provides -



GROUND FLOOR

Entrance Vestibule.

Lounge

Kitchen/Dining Room

Bathroom

Utility Room

FIRST FLOOR

2 Bedrooms

Each with En Suite Shower Rooms.

Planning Permission

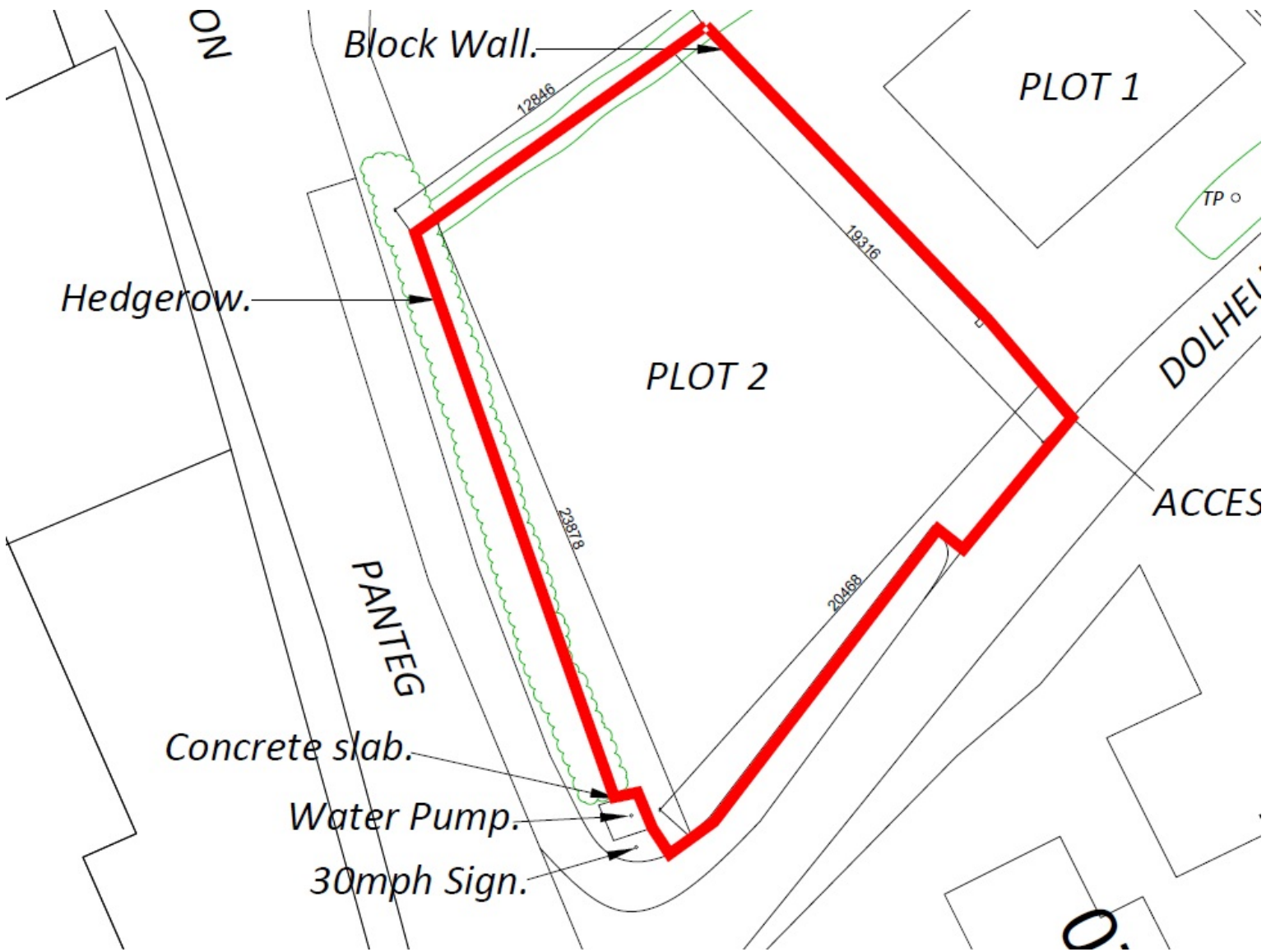
Copies of the Plans and Planning Permission is available from the Agents Aberaeron office.

Services

Mains Electricity Available. Mains Water and Sewerage connected and paid for.

Directions

From Aberaeron town centre proceed South out of the town passing the church on the left hand side. After the church turn left up Panteg Road. Keep on this road driving through the wooded avenue until you will an estate of residential houses below the road known as Glanafon. The building plot will then be seen immediately thereafter on the left identified by the Agents for sale board.



NO

Block Wall.

PLOT 1

Hedgerow.

PLOT 2

DOLHEI

PANTEG

ACCES

Concrete slab.

Water Pump.

30mph Sign.

0.

12846

19316

23878

20468

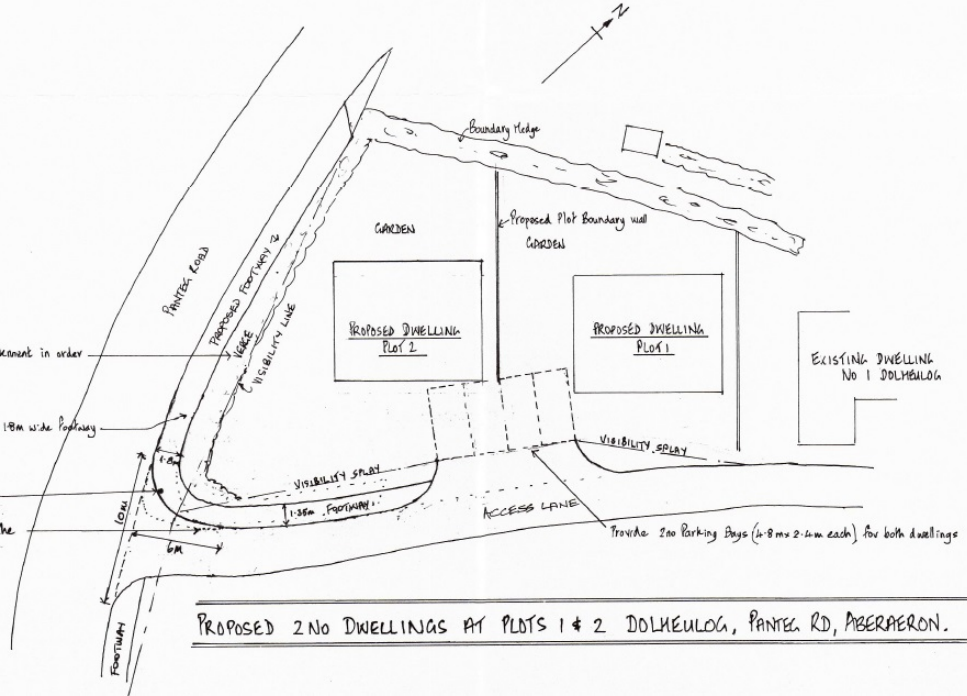
TP

Remove growth on existing embankment in order to provide grass verge

Remove grass verge and lay new 1.8m wide Footway

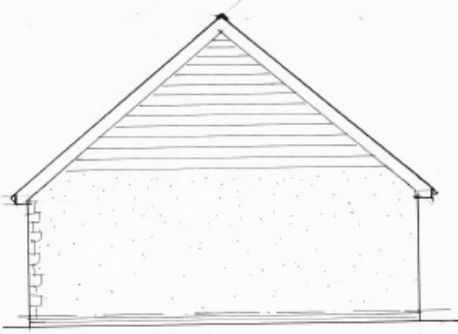
Retain existing water pump

Remove embankment and widen the existing road access frontage to extent shown



CS CEREDIGION CC
DERBYNINWYD / RECEIVED
20 MAR 2023
CYMULLINO / PLANNING

PROPOSED 2 NO DWELLINGS AT PLOTS 1 & 2 DOLHEULOG, PANTEL RD, ABERPERON. SCALE 1:200. DRG. NO. 4.



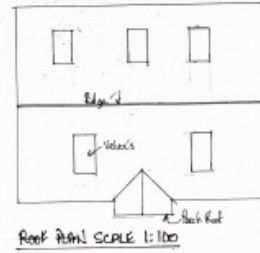
N.E. ELEVATION.



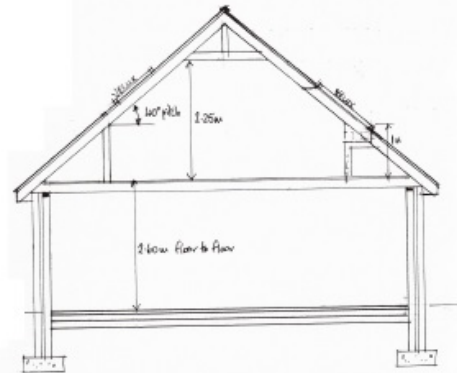
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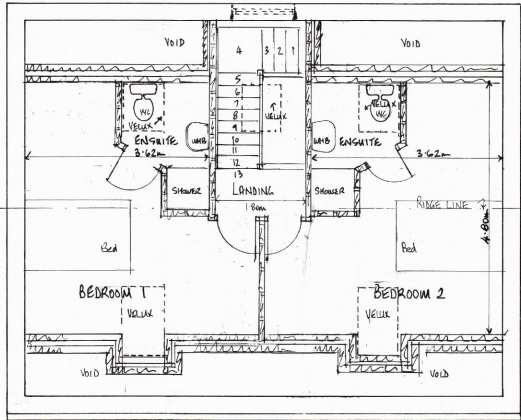


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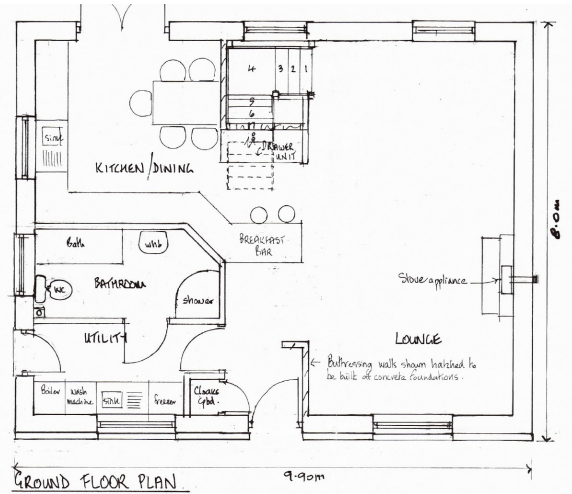


S.E. ELEVATION.





FIRST FLOOR PLAN.



GROUND FLOOR PLAN