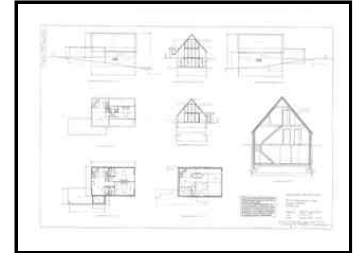


Regulated by:



Since 1989

*Unique building plot in an outstanding coastal location. Aberporth, West Wales*



**Plot Adj. to Coedmor, Felin Road, Aberporth, Cardigan, Ceredigion. SA43 2ER.**

**Ref - D/2124/ID**

**£120,000**

**\*\* LOCATION, LOCATION, LOCATION \*\***

**\*\* Coastal delight \*\* Only 200 meters to the sought after Aberporth beach \*\* Freehold development plot with full outline planning \*\* Pockets of sea views over the Cardigan Bay Coastline \*\* Walking distance to beach and village pub \*\* Exclusive address \*\* Prime development location \*\* Full services to boundary \*\***

The building plot is situated within the popular exclusive coastal village of Aberporth being a popular location for locals and tourists alike. being on the West Wales coastline along Cardigan Bay, just 8 miles North of the larger town of Cardigan and most convenient for the stunning coastline and sandy coves of Tresaith, Penbryn, Llangrannog and Mwnt. The village offers a range of facilities and services including village shop and post office, laundrette, places of worship and good level of local parking facilities.

## GENERAL

The plot benefits from full planning permission (Council Ref A160964) dated 1st June 2017 and will expire 1st June 2022.

A copy of the full planning permission will be available in the Morgan and Davies offices.

### The Accommodation

Planning permission exists for a 3 bedroom, 2 en suite house lying over 3 floors. There is scope to alter the design of the accommodation etc.

The current permission provides -

### Ground Floor

Entrance Lobby

WC

2 Bedrooms with En suite

Lower Ground Floor

Lobby

Open Plan Kitchen / Dining Room

Utility Room with WC

First Floor

En suite Bedroom

Externally

To The Front

Property is approached from a quiet road. Parking for 4+ Cars/Boat

To The Rear



Private south aspect garden currently laid to lawn.

### Services

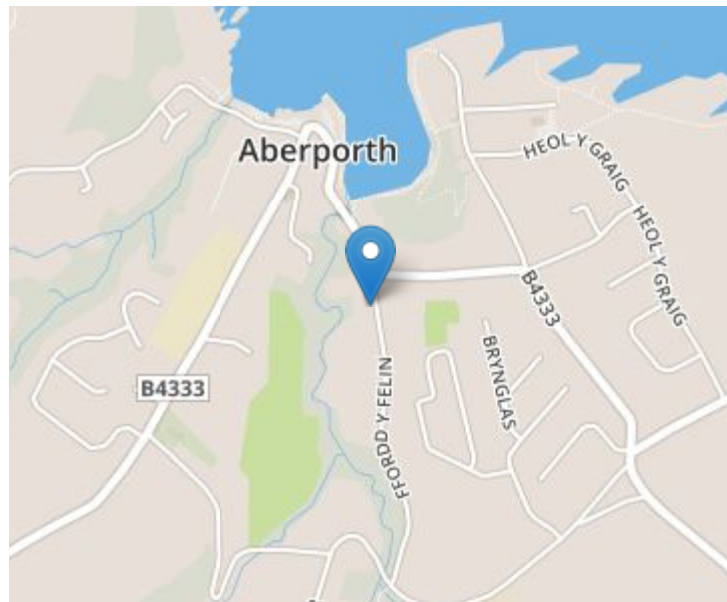
We are advised that mains drainage and electricity is already connected and mains water is available.

### Directions

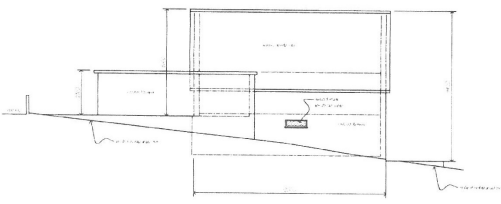
Proceeding on the A487 heading north from Cardigan, continue through the villages of Penparc and Tremain, continuing until you reach a mini roundabout. Take the first



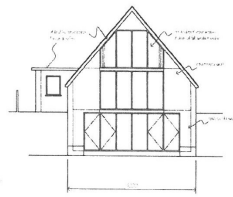
left hand turning sign posted Aberporth and continue along this road into Aberporth village centre passing the Church on your right and the primary school on the left. Continue through the centre of the village, pass the beach and The Ship Inn, continue up the hill taking the first right onto Felin Road and the property is located some 150 yards on the right hand side as identified by the Agents For Sale board.



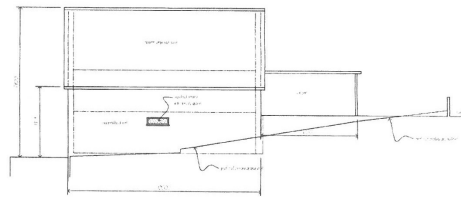
Drawing No. 201809/1/Level 02 Rev A



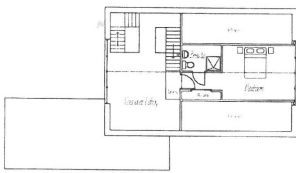
Front Elevation West End Elevation scale 1/200



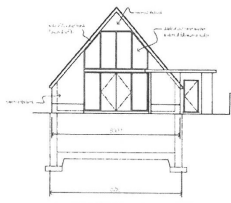
Front Elevation West End Elevation scale 1/200



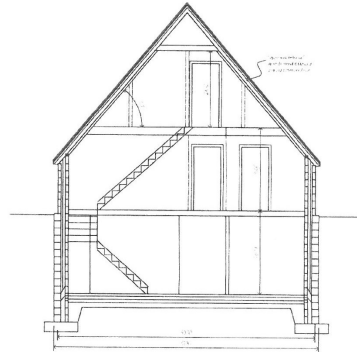
Front Elevation West End Elevation scale 1/200



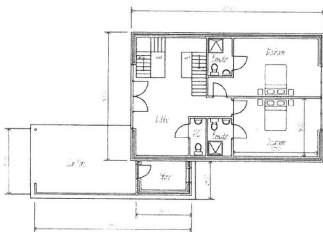
First Floor Plan scale 1/200



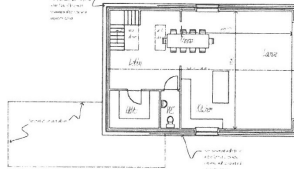
Front Wall Section scale 1/200



Front Wall Section scale 1/200



First Floor Plan scale 1/200



First Floor Plan scale 1/200

This drawing has been prepared for Planning & Building Regulations approval & MUST NOT be used for any other purpose. DO NOT SCALE FROM THIS DRAWING, only use written dimensions. All dimensions should be checked on site before work is put in hand. All setting out is the contractor's responsibility. All designs are to be immediately notified of any suspected omissions or discrepancies.

Proposed Elevations Floor Plans & Section ©  
Plot 12 Fair Bays, Ayracorn, Carron,  
Cairnryan, SA43 2ER,  
For Mr M Davies

Drawing No. 201809/1/Level 02 Rev A  
Scale - 1/100-1/200  
Drawn - September 2018 by CW

2nd Floor, 54-56, Main Street, Carron, Carron, SA43 2RH  
Tel: 01299 67616 Fax: 01299 62888 email: [info@mhholdings.co.uk](mailto:info@mhholdings.co.uk)



Drawing No. BD1869/Layout 01



Site Location Plan scale 1/2500



Site Plan scale 1/300

Site Location & Block Plan @

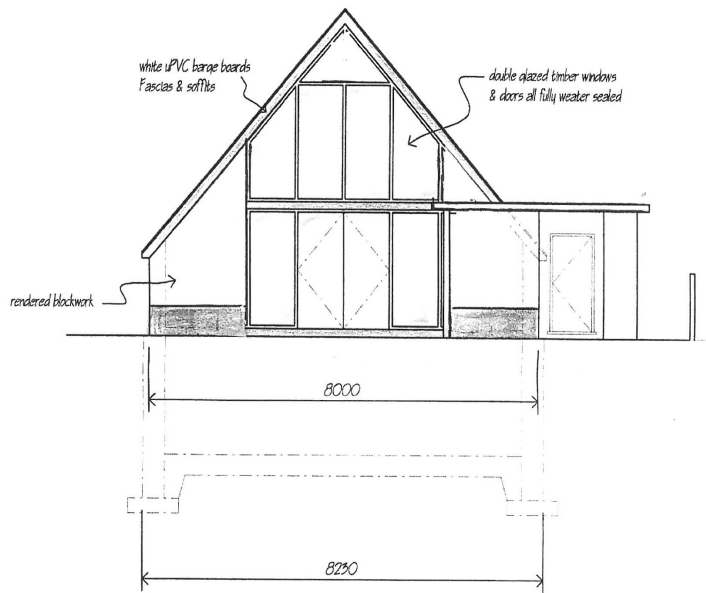
Plot @ Felin Road, Aberporth, Cardigan,  
Ceredigion, SA43 2ER.  
for Mr M Davies

Drawing No. BD1869/Layout 01  
Scale - 1/500: 1/2500  
Drawn - September 2016 by CW

Bell Designs, 34 St. Mary Street, Cardigan, Ceredigion, SA43 1DH  
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AS 102 sheet



*Proposed North South West East Facing Elevation scale 1/100*