

Regulated by:



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*0.5 Acres with Development Potential. Llanafan Near Aberystwyth.*



**Land Parcel A, Llanafan, Aberystwyth, Ceredigion. SY23 4BA.**

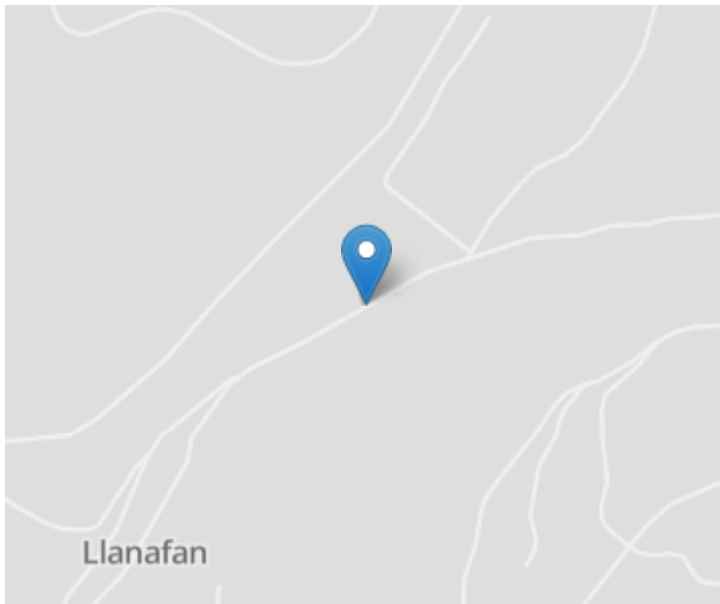
**A/5215/RD**

**£75,000**

**\*\*0.5 Acre parcel of land\*\*** Located within Llanafan village centre **\*\*Development potential with recently completed houses to the side of the plot\*\*** Road frontage **\*\*Ideal as an extension to existing garden or pony paddock\*\*** Potential for tourism led uses (stc) **\*\*Convenient village location, walking distance to village amenities\*\*** Outstanding countryside outlook **\*\***

**\*\*AN UNIQUE OPPORTUNITY NOT TO BE MISSED\*\***

The property is situated within the popular rural village of Llanafan, within the upper reaches of the picturesque wooded Ystwyth valley in the foothills of the Welsh Cambrian Mountains, yet only 20 minutes drive to the sea front at the coastal University & Administrative Centre of Aberystwyth.



## THE LAND

Parcel A measures 0.5 Acres and is located centrally within the village of Llanafan.

Immediately adjoining the land are 2 pairs of recently constructed semi detached homes, we believe the site may have future development potential, subject to the necessary consents.

The land is gently sloping and is well fenced by stock proof fencing with independent vehicular access onto the adjoining county road.

We are advised that there are mains water services within the road to the front of the site.

Parcel B (available separately) measures 0.6 Acres and is also located centrally within the village enjoying excellent road frontage with independent access from the adjoining county road where the water mains are also positioned.

Again we believe the land has excellent development potential as an infill site.

Both parcels of land are well maintained and would offer an excellent addition to any adjoining property as an extended garden.

We also believe that the land may have potential for Tourism led development potential, again subject to the necessary consents.

All planning enquiries should be directed towards Ceredigion



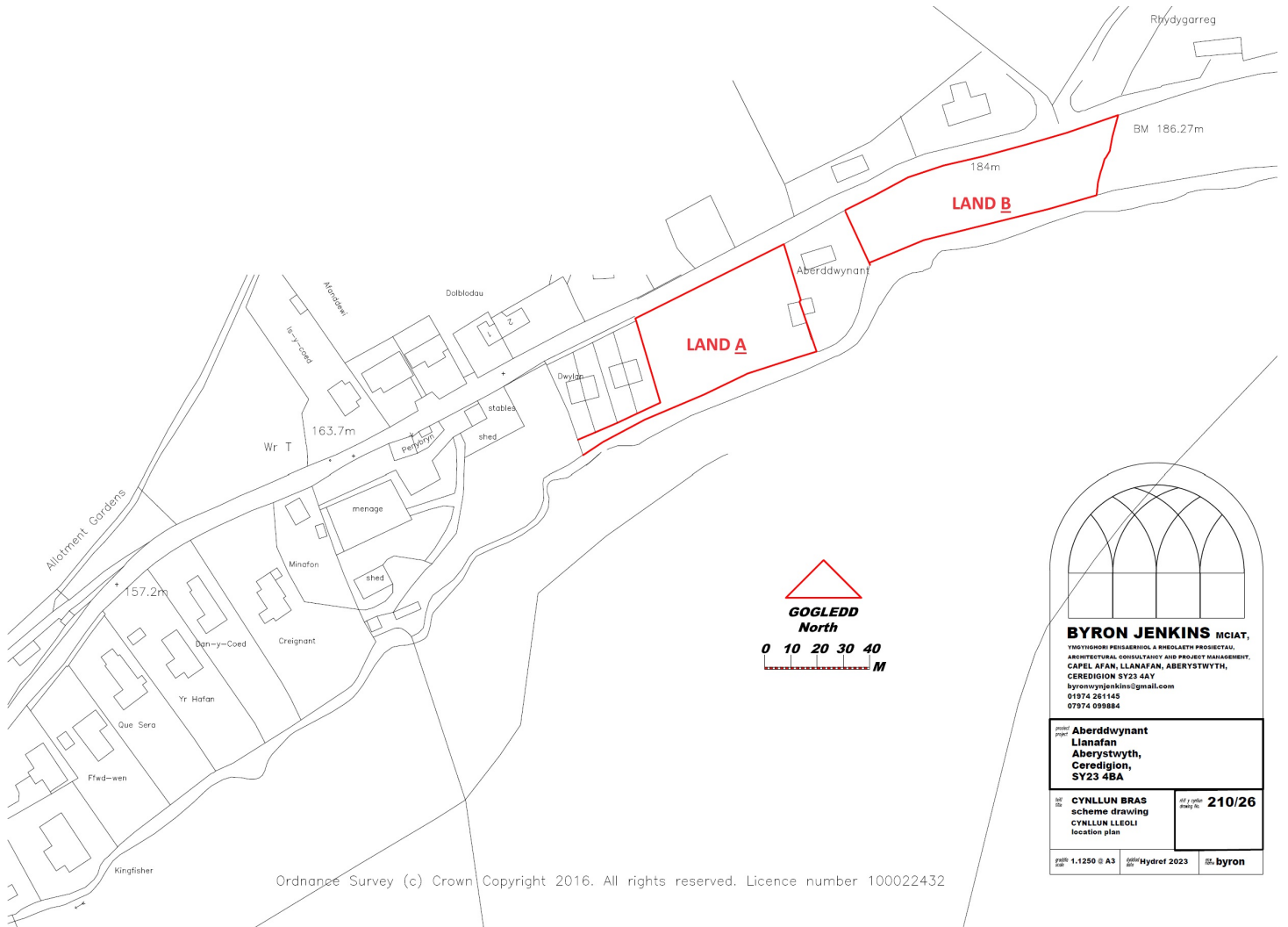


### **Services**

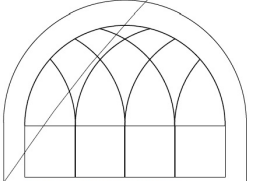
There are no direct services within the property. We believe that there are Mains Water and Electric services along the property boundaries.

### **Directions**

From Aberystwyth town centre proceed south on the A487 sign posted Aberaeron. On reaching Southgate, at the top of the hill near Penparcau, take the 1st left hand exit sign posted A4120 and B4340. Take the immediate right hand turning onto the B4340 sign posted Trawsgoed and Plas Nant Eos Mansion. Continue along this road and after some 7 miles you will pass through the village of Trawsgoed. Continue along the road towards Pontrhydfendigaid and after a couple of chicanes adjoining Trawsgoed Estate (ignore the right hand turning over the bridge towards Llanilar). You will see at the next left hand turning sign posted Llanafan. Proceed along this road for approximately 1 mile entering into the village of Llanafan and continue through the village passing a range of new homes on your right hand side and the land is positioned on your right as identified by the Agents For Sale board.



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<p>client project</p> <p><b>Aberddwynant Llanafan Aberystwyth, Ceredigion, SY23 4BA</b></p>	<p>ref date</p> <p><b>CYNLLUN BRAS</b> scheme drawing CYNLLUN LLEOLI location plan</p>	<p>ref y cerbyd dwyfwrdd</p> <p><b>210/26</b></p>
<p>paper scale</p> <p>1.1250 @ A3</p>	<p>date drawn</p> <p>Hydref 2023</p>	<p>by byron</p>