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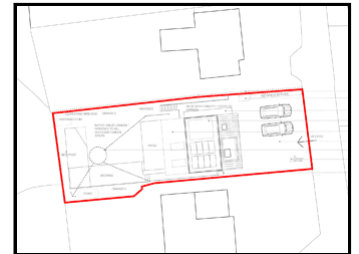


RICS



Since 1989

Unique infill Building Plot in a sought after coastal village. Aberporth - West Wales.



Plot adj to Coedmor Felin Road, Aberporth, Ceredigion. SA43 2ER.

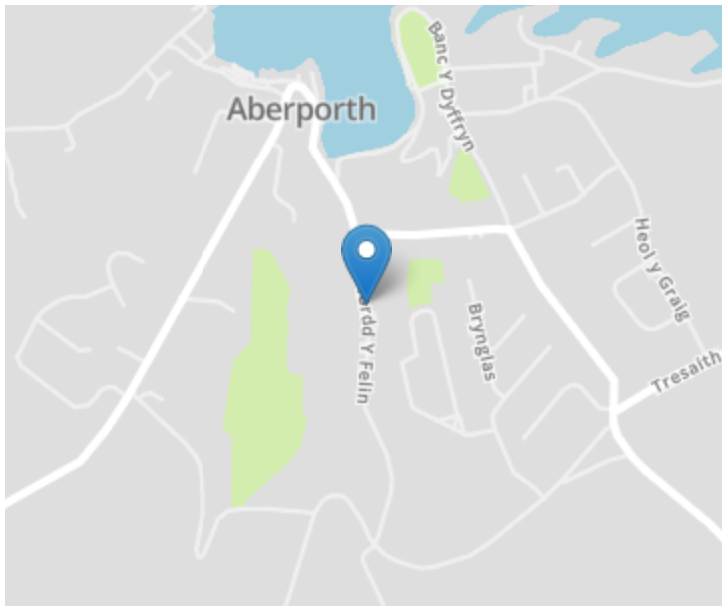
Ref D/2166/RD

£150,000

****LOCATION LOCATION LOCATION ****

****Field Development Plot with full planning permission**No Affordable Housing Contribution**200 meters to Blue Flag Sandy Beach at Aberporth**Walking distance to village pub and amenities**Exclusive Address**Prime Development Site**Contemporary Design**An unique opportunity within this favoured coastal village and an opportunity not to be missed****

The property is situated within the Coastal village of Aberporth along the Cardigan Bay coastline. The village offers good level of local amenities including primary school, village shop and post office, laundrette, local cafes, bars, restaurants and takeaways. Blue flag sandy beach. The larger town of Cardigan is some 15 minutes drive to the south with a wider range of local day to day needs including retail parks and supermarkets, comprehensive school and Six Form College, Cinema, Health Centre and a wider range of employment opportunities.



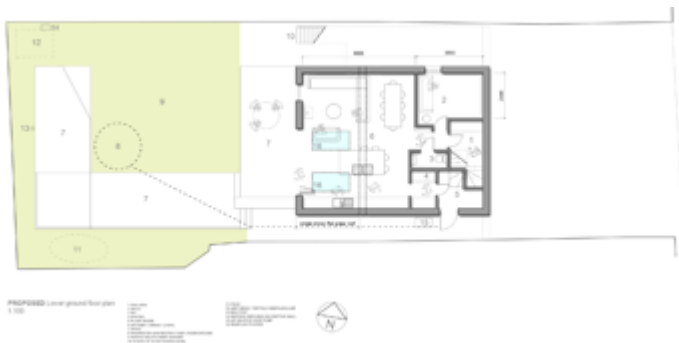
GENERAL

An unique opportunity to secure an attractive building plot being some 200 metres from the beach at Aberporth. There is full Planning Permission (Ceredigion council Ref A220449 granted 28th July 2023) for the erection of a contemporary style home being 3-4 bedrooms (2 bath) with spacious living accommodation.

The property will benefit from off road private parking and private rear garden bound by agricultural fields and woodland.

The Accommodation provides -

LOWER GROUND FLOOR



Open Plan Kitchen/Dining and Living Space.

Side Snug.

Utility Room

lower Ground Floor W.C.

GROUND FLOOR



2 Double Bedrooms

En Suite

Utility Room.

FIRST FLOOR



2 Double Bedrooms

with Juliette balconies overlooking the adjoining fields and woodland.

En Suite

Family Bathroom.

Services

The property has potential to link into the local Mains Water, Electricity and Drainage systems. Heating to Developers preference.

Directions

Proceeding on the A487 heading North from Cardigan continue through the villages of Penparc and Tremain. Continue until you reach a mini roundabout. Take the 1st 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 past the beach and The Ship Inn, continue up hill taking the 1st right onto Felin Road and the property is located some 150 yards further on the right hand side as identified by the Agents For Sale board.



- Wooded to rear of site
- Sawn metal roof, Cable
- OSB/30 or similar in grey
- Rooflight
- Corner
- Canopy over entrance with corrugated metal roof finish
- White render
- Timber cladding
- Privacy screen gate

PROPOSED Front Elevation (East)
1:100



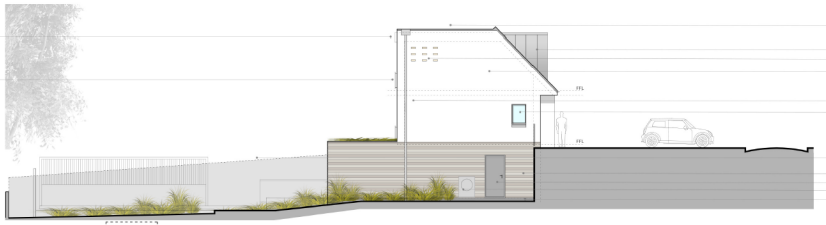
- Native green roof biodiversity enhancer
- Native green roof area
- Swift boxes biodiversity enhancers
- Clayware glazed window to bathroom
- White render
- Canopy over entrance with corrugated metal roof finish
- Timber cladding
- Native green roof biodiversity enhancer
- Front landscaping to side drive
- Timber cladding
- Boundary treatment indicated
- Window behind boundary
- Site post - biodiversity enhancement
- Covered decking

PROPOSED Side elevation (North)
1:100



- 2x Bat boxes
- Render
- clayware balconies
- Grey panel
- Timber cladding
- Solar balustrade
- Native green roof biodiversity enhancement to flat roof
- Nesting bird box on existing brick wall
- Concrete decking area
- Clayware metal screen
- Decking

PROPOSED Rear Elevation (West)
1:100



- Native green roof biodiversity enhancer
- Native green roof area
- Corner
- Bee bricks set in wall - biodiversity
- White render
- Grey metal rainwater goods
- Clayware window to an side
- Boundary treatment indicated
- Clayware
- Timber cladding
- Screen to rear screen
- All source hard paving
- Block to base

PROPOSED Side elevation (South)
1:100

BIODIVERSITY ENHANCEMENTS



2 x Bat boxes to West elevation



Native wildflower roof areas and garden



Bee bricks to south elevation and bee post set within native wildflower garden



Swift blocks to north elevation





