

Useful parcel of land measuring 0.13 acres with development potential (stc). Felinfach. Near Aberaeron/Lampeter. West Wales.



**Land opposite Brynog Arms Felinfach, Nr Aberaeron, Ceredigion. SA48
8AE.**

£49,950

D/2171/RD

**** Useful 0.13 acres block of land ** Former pub car park ** Potential for development (stc) ** Immediate access on to the adjoining highway ** Central village location ** Infill plot ** Nr Aberaeron / Lampeter****

The land is situated centrally within the village of Felinfach being in close proximity to the public house, public transport connections, village shop and post office, primary school, petrol station, mini supermarket and places of worship. The Georgian harbour town of Aberaeron and the university town of Lampeter are equidistant 15 minutes drive from the property with a good level of local amenities and services including secondary schools, community health centres and traditional high street offerings.



LAMPETER
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ABERAERON
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CARMARTHEN
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Carmarthenshire, SA31 3AD
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THE LAND

Measuring approximately 0.13 acres bound by the stone wall to the church and fencing to borders. The land fronts the highway.

The land is accessed via the A482 road and this a well established access point to the highway.

The land is level and is considered to have excellent scope for residential/ commercial development (subject to consent), offering great potential.



MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

TENURE

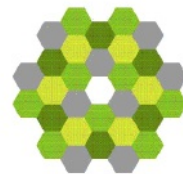
The property is of Freehold Tenure.

Services

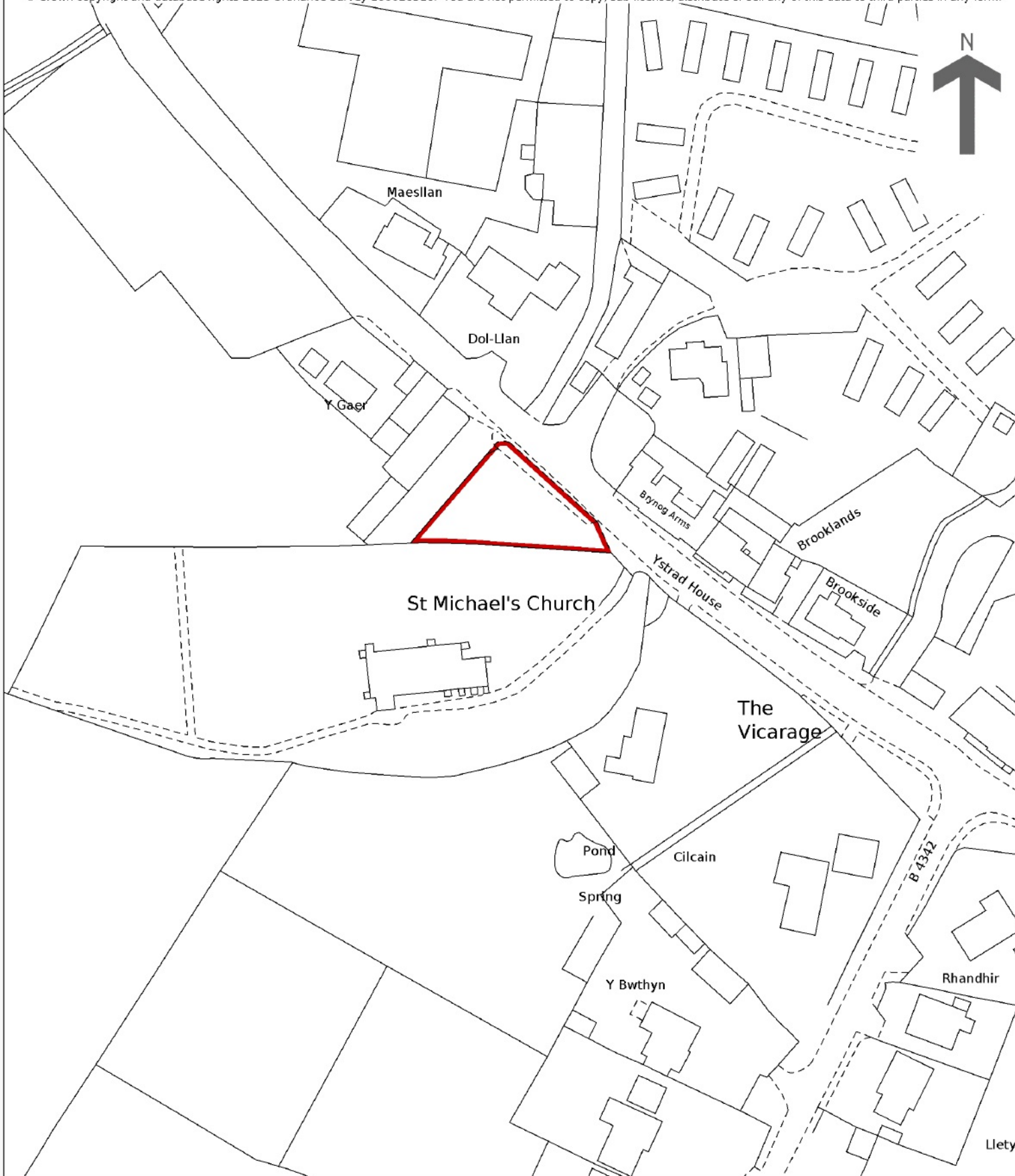
We are advised that mains water, electricity and drainage are all nearby to the property.

HM Land Registry
Official copy of
title plan

Title number **CYM833307**
Ordnance Survey map reference **SN5256SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Directions

Travelling east from Aberaeron on the A482 Lampeter road, proceed through the village of Ciliau Aeron and after a further 3 miles you will enter into the village of Felinfach. As you enter the village the property is located on the right hand side as identified by the Agents for sale board adjoining the church.

For further information or to arrange a viewing on this property please contact :

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