

A rare opportunity to acquire a Freehold Building Plot with full planning consent for 2 semi detached town houses in the urbanised village of Llanbadarn Fawr on the edge of Aberystwyth.



Building Plot Maes y Fallen, Llanbadarn Fawr, Aberystwyth, Ceredigion.

SY23 3QU.

£165,000

Ref D/2059/RD

****A rare opportunity to acquire a Freehold Building Plot**Full Planning Consent for 2 semi detached town houses in the urbanised village of Llanbadarn Fawr on the edge of Aberystwyth**The plot enjoys a superb location with a sunny aspect and panoramic views over the lower Ystwyth Valley and the Iron Age hillfort of Pendinas, bordering green fields at the rear****

The village of Llanbadarn Fawr is located within a close walking distance to the nearby hospital, university, education facilities and also town centre amenities including local and national retailers, cafes, restaurants as well as the wider retail offerings of Next, Currys, Morrisons, McDonalds, Tesco and Marks and Spencer. Welsh government and local authority regional offices are also within walking distance of the property.



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GENERAL



A rare opportunity of acquiring a Freehold building plot within close proximity of Aberystwyth. Planning permission exists for the erection of Two Semi Detached Town Houses each offering three storey accommodation with private driveway, garage and garden. The designs for the houses as follows -



TYPE 1

Will provide as follows -

Entrance Hall
Cloak Room
Utility Room.

FIRST FLOOR -

2 En Suite Bedrooms with balcony.

SECOND FLOOR -

Open Plan Lounge/Kitchen/Dining Room

TYPE 2

Will provide as follows -

Entrance Hall
Cloak Room
Utility Room

FIRST FLOOR -

Kitchen / DIning Room.
Landing
Cloak Room and w.c.
Lounge

SECOND FLOOR -

3 Bedrooms (1 with En Suite)

Main Bathroom and toilet.

NOTE

Copies of detailed plans and Planning Permission are available for inspection from the Agents Office.

Please note commencement of ground works has taken place therefore the Planning Permission remains in perpetuity.

This is a straight forward development - There is no Affordable Dwelling Condition or 10% Contribution to Ceredigion County Council.

MONEY LAUNDERING

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.

VIEWING

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –

www.morgananddavies.co.uk. Also on our FACEBOOK

Page - www.facebook.com/morgananddavies. Please 'LIKE'

our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages







EDRYCHAD FLAEN
FRONT ELEVATION



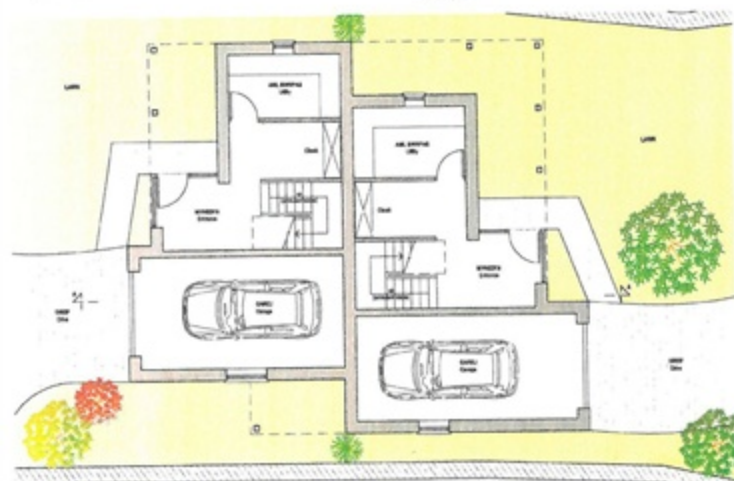
EDRYCHAD DEFN
REAR ELEVATION



EDRYCHAD OORW
SIDE ELEVATION



EDRYCHAD OORW
SIDE ELEVATION



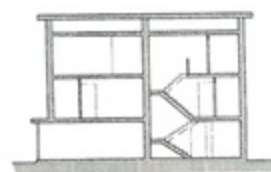
CYRILLON LLAWR ISAF
GROUND FLOOR PLAN



CYRILLON AL LAWR
SECOND FLOOR PLAN



CYRILLON LLAWR CYNTAF
FIRST FLOOR PLAN



SECTION AA
SECTION AA

GEORGE + TOMOS		11/20	PL 11
PROPOSED DEVELOPMENT IN BANGOR, NORTH WALES		11/20	PL 11
11/20		11/20	PL 11
11/20		11/20	PL 11

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

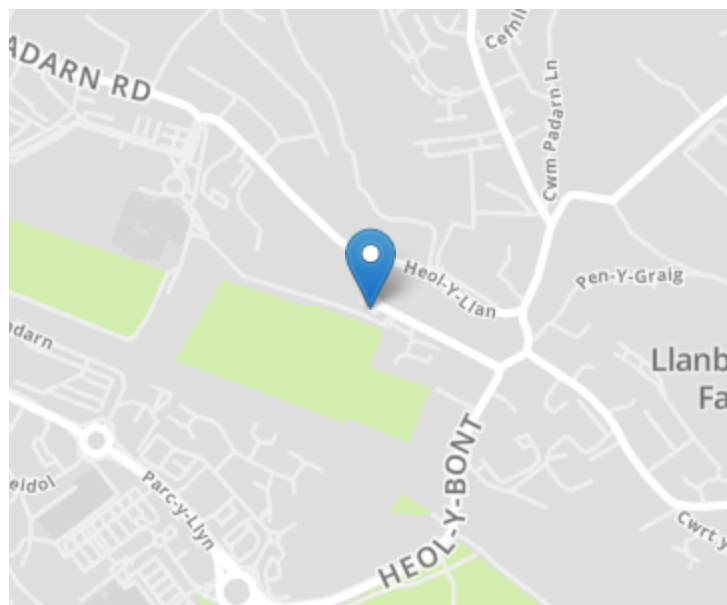
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

At Llanbadarn mini roundabout take the turning towards Aberystwyth town (A44), after 300 yards you will see the site on the left hand side identified by the Agents For Sale board.

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

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