

*A parcel of land with 7 detached garages set within 0.106 of an acre. 3.2 miles from the town
Centre of Aberystwyth. West Wales*



**Land and Garages adjacent to Maes Isfryn, Llanfarian, Aberystwyth,
Ceredigion. SY23 4UG.**

£12,000

REF: C/2383/AM

*** Best and Final Offers to be received no later than 12 Noon Friday 23rd January, 2026. Offer Form attached the Sales Brochure. ***

*** Private off Road parking *** Enclosed area *** Suitable for storage or garden *** Ideal storage for those with a commercial interest or in need of personal storage space *** level parcel which has a tarmac surface ***

*** Set within 0.106 of an acre ***

*** 3.2 miles to Aberystwyth town centre *** Set within the village of Llanfarian *** Conveniently positioned along the A487 coast road ***



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
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Ceredigion, SA46 0AS
Tel: 01545 571 600
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

General Description

The parcel of land provides the prospective purchasers a level parcel which has a tarmacadam surface with a range of 7 garages. Set within 0.106 of an acre it provides perfect storage facilities or to grow your own veg patches.

Located within the village of Llanfarian, the parcel land is within easy commuting distance to the centre of the university coastal town of Aberystwyth. The town offers a good level of local amenities and services including primary, secondary and sixth form education as well as university, regional hospital, national library, Welsh government and local authority offices, retail parks, industrial estates, traditional high street offerings, supermarkets, good standard of leisure facilities and famous promenade.



Tarmac Area



Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

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.



For Identification Purposes Only



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Directors:

T Morgan FRICS FAW Rhys ap Iwan Davies BA (Hons) MTP

T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA, FNAVA

www.morgananddaves.co.uk

Associates:

Ian Davies, Associate MNAEA Neville Thomas, Associate

Morgan & Davies is a trading name of Morgan & Davies Ltd. A Company registered in Wales 11301575.

**BEST AND FINAL OFFER FORM FOR PROPOSED PURCHASE IN RESPECT OF THE
PROPERTY KNOWN AS:**

Land and Garages adjacent to Maes Isfryn, Llanfarian,
Aberystwyth, Ceredigion. SY23 4UG.

Written Confirmation of Best and Final Offers to be received no later than:

12 Noon on Friday 23rd January, 2026.

by the Sole Selling Agents - Morgan & Davies, 12 Harford Square, Lampeter, Ceredigion.
SA48 7DT.

or by email to lampeter@morgananddavies.co.uk

1. Total sum offered: £

(Amount in words):

2. Name of Proposed Purchaser(s)

.....

Address:

.....

Tel No: **Mobile:**

E-Mail:

3. Name and address of Proposed Purchaser(s) Solicitors:

.....

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(PAGE 1 OF 2)



Directors:

Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

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ABERAERON

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LAMPETER

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4. Confirmation of your offer status:-

Property to sell:
Mortgage/Re-mortgage required:
Bank Loan:
Cash offer:

5. Anticipated completion date assumed as soon as possible. If other, please confirm here:-

.....

6. Any offer conditions/stipulations:

.....

7. The Vendor reserves the right to accept any offer, that said, not necessarily the highest offer nor any offer

Signed (Proposed Purchaser(s))

.....

Date:

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

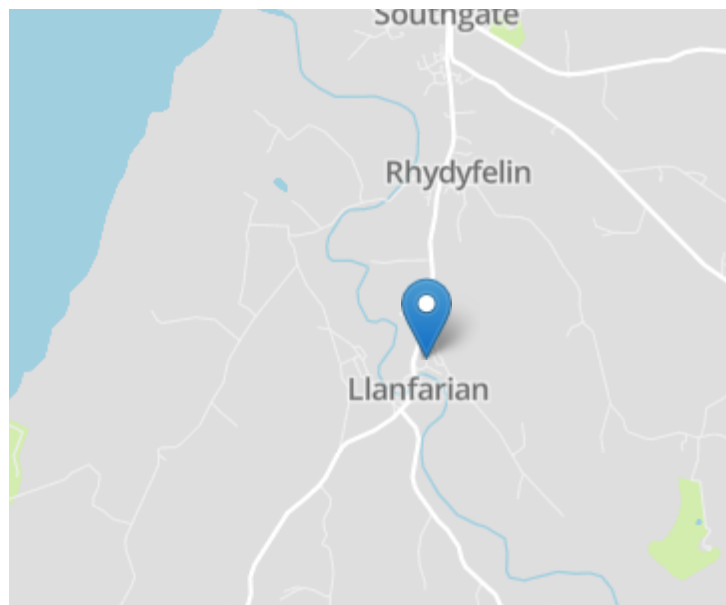
Any risk of coastal erosion? No

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

Travelling south from Aberystwyth on the A487 proceed through the villages of Rhydyfelin and coming into Llanfarian, take the second left hand turning signposted for Lon Tyllwyd. After this take an immediate right hand turning for Maes Isfryn. Continue on the road for 0.2 of a mile and the parcel of land will be seen with access through a passage and identified by the Agent's 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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

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

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