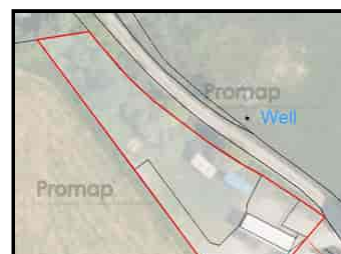


*0.27 acres of amenity land with potential tourism/leisure uses. Llangrannog. Cardigan Bay. West Wales.*



Land adjacent to Rhydlwyd, Llangrannog, Ceredigion, West Wales. SA44  
6RT.

£20,000

A/5507/RD

**\*\* 0.27 acres of amenity land \*\* Currently housing a static caravan \*\* Independent roadside access \*\* Countryside views \*\*  
5 minutes drive to Llangrannog \*\* Nestled in a peaceful and tranquil location \*\* Ideal for those seeking a coastal bolthole  
\*\* Includes Caravan\*\* A unique and rare opportunity not to be missed \*\***

The property is situated within a localised cluster of properties nestled between the sandy coves of Llangrannog and Penbryn along a quiet (council maintained) country lane. The village of Llangrannog is some 5 minutes drive north from the property offering local shop, public house, restaurants and access to a sandy beach. Nearby Brynhoffnant offers a good level of local amenities and services including popular local shop and petrol station, public house and restaurant, places of worship, public transport connections and area primary school. The market town of Cardigan is 20 minutes drive to the south.



**LAMPETER**  
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4, Market Street, Aberaeron,  
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Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk



## DESCRIPTION

The land measures 0.27 acres or thereabouts and is rectangular in shape, running parallel with the road to the side. The land is currently used as amenity land, not currently used in connection with agriculture but currently houses a static caravan which we are advised is occasionally used for holiday let purposes.

The property is level with mature hedgerow and tree boundary with stockproof fencing to all sides.

Caravan – included in the sale. Planning status unknown but used for occasional holiday use. Interested parties to satisfy themselves of the planning status.

Access to the property is via immediate access from the adjoining county road.





## PLANNING

All parties are to undertake their own investigations in to the planning potential of the property. Please contact Ceredigion County Council on 01545 570881.

## 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.

## VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

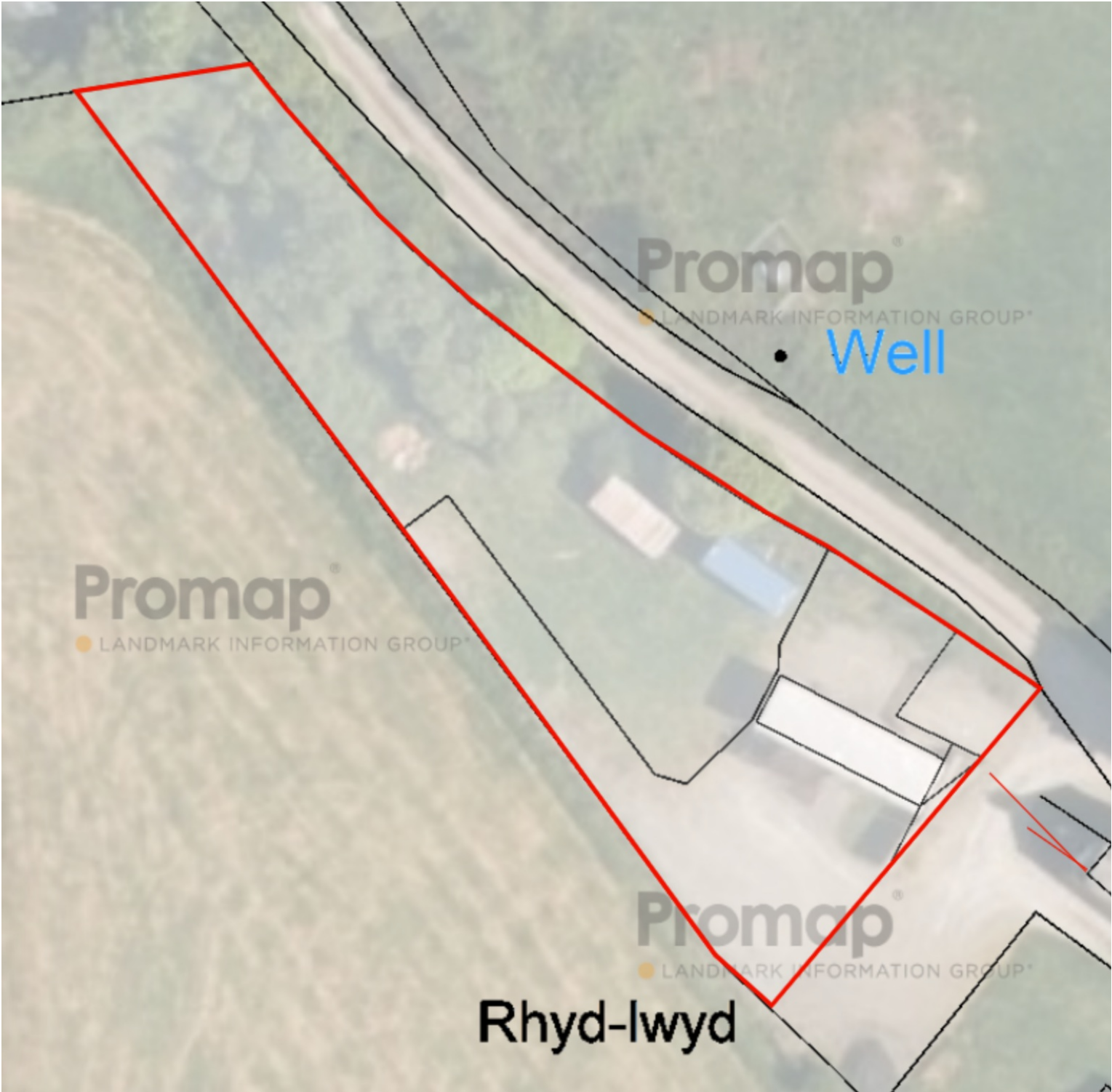
To keep up to date please visit our Website, Facebook and Instagram Pages

## Services

We are advised that the property currently benefits from mains water and electricity. These are currently shared with the adjoining property but will be separated prior to completion. Private drainage.

Tenure - Freehold.





## MATERIAL INFORMATION

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**Parking Types:** Private.

**Heating Sources:** None.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**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

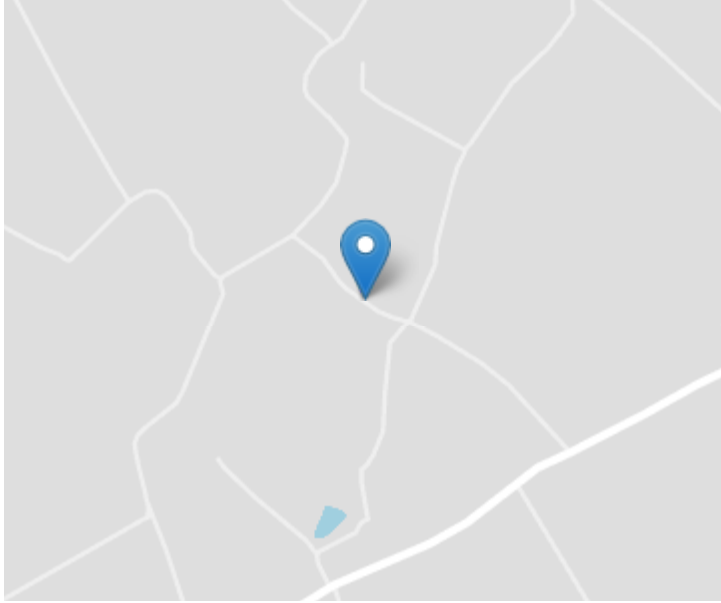
**Any risk of coastal erosion?** No

**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

From Brynhoffnant village centre head north on the B4334 road signposted Llangrannog and proceed for approximately 1½ miles passing through the first crossroads until you reach the next crossroads signposted Llangrannog and Pontgarreg. Take the left hand turning at this crossroads onto a quiet country lane and proceed for approximately 1 mile passing Pantmeillionen holiday cottages on your left hand side and continue until the next council road turning right (signposted Morfa Isaf). Proceed along this road for approximately 500 yards until you reach the entrance to Rhydlwyd and the property being sold is located on the left hand side as identified by the Agents for sale board.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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