



GENERAL

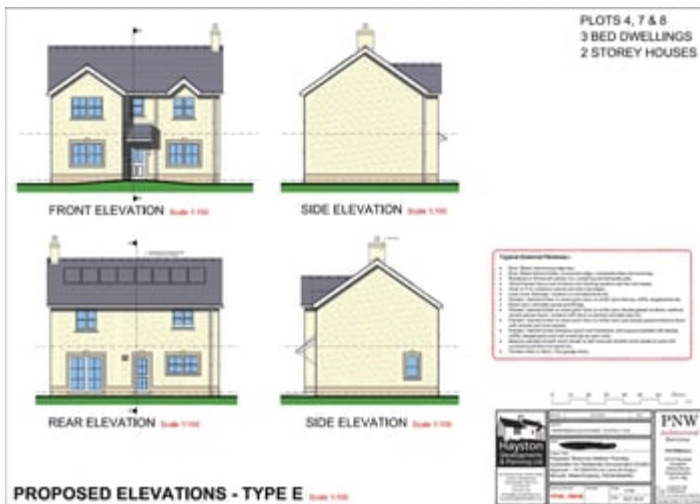
An opportunity exists to purchase your own building plot in a sought after location within this popular rural village location.

Full Planning Permission has been granted on the estate for 13 houses and the estate road has been constructed to an adoptable standard and provides connections to mains water and drainage as well as electricity.

These plots are fully serviced, thereby limiting any future costs to prospective buyers.

Full planning permission is in place, so you can start effectively immediately.

The accommodation provides as follows :



GROUND FLOOR

Entrance Hallway

With staircase to first floor. Side WC.

Lounge

3.3m x 6.2m (10' 10" x 20' 4")

Open Plan Kitchen/Dining Room

3.3m x 6.8m (10' 10" x 22' 4")

Utility Room

2m x 1.6m (6' 7" x 5' 3")

First Floor Galleried Landing

With combined airing cupboard and storage cupboard.

Principal Bedroom

3.4m x 3.5m (11' 2" x 11' 6") with access to -

En-suite

Bedroom 2

3.3m x 3.3m (10' 10" x 10' 10") with window to front.

Bedroom 3

3.2m x 2.6m (10' 6" x 8' 6")

Bathroom

3.3m x 2.2m (10' 10" x 7' 3")

EXTERNAL

To the front

Has access via the adjoining state road, parking to the rear and pedestrian access to the front.



Directions

From Maenclochog village centre, head south and at the fork opposite the petrol station and the property is located on the right hand side, easy identifiable by the new estate road.