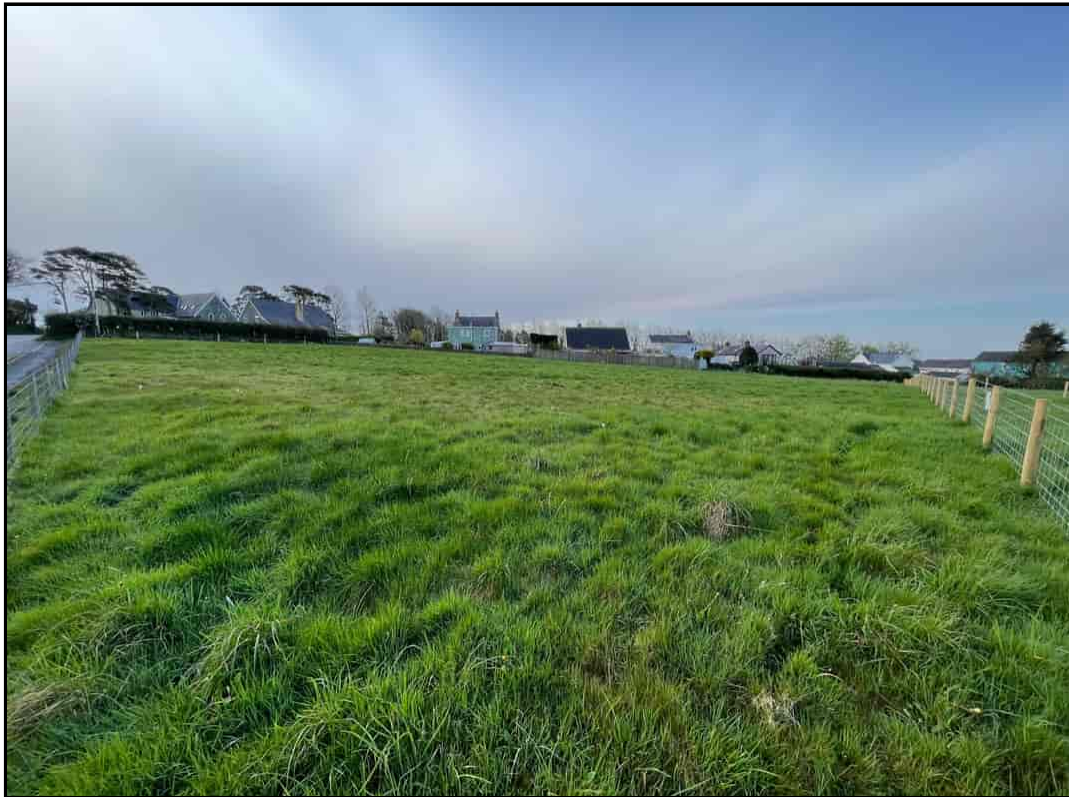


Building Plot for sale!! Permission for high specification 4 bedroom home. Sarnau. Near Llangrannog/Penbryn/Tresaith. Cardigan Bay. West Wales.



Building Plot 1, Penbryn Beach Road, Sarnau, Ceredigion. SA44 6PX.

£180,000

D/2180/RD

**** Building Plot**Permission for high specification 4 bed home**Countryside views ** 5 minutes drive to nearby sandy coves at Llangrannog, Penbryn and Tresaith **Large deep plot** Roadside frontage ** Integral garage ** Off-road parking ** Popular coastal village ** Nearby primary school and village shop ** A GREAT OPPORTUNITY TO SECURE YOUR OWN BRAND NEW HOME ** NO AFFORDABLE HOUSING CONTRIBUTION****

The plot is situated within the coastal village of Sarnau being conveniently positioned on the A487 trunk road. The village offers a popular army surplus store as well as a farm shop. The nearby village of Brynhoffnant offers a modern community primary school, village shop and petrol station and a newly refurbished public house. The larger town of Cardigan with its comprehensive school, community hospital, 6th form college, theatre, cinema, supermarkets, traditional high street offerings, retail parks and industrial estate is some 20 minutes drive to the south. The nearby sandy coves of Llangrannog, Penbryn, Tresaith and Aberporth are all within 5-10 minutes drive of the property.



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Carmarthenshire, SA31 3AD
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carmarthen@morgananddavies.co.uk

GENERAL

BUILDING PLOT FOR SALE!

An outstanding new development site with 4 road frontage new homes.

Planning Consent to provide the following Accommodation

-

GROUND FLOOR

Entrance Hallway

2.1m x 4.2m (6' 11" x 13' 9") accessed via front entrance, side window, under-stairs cupboard with WC, access to family room, lounge and kitchen/dining room.

Family Room

4.2m x 3.2m (13' 9" x 10' 6") with window to front, multiple sockets.

Lounge

5.5m x 3.7m (18' 1" x 12' 2") a large family living space, accessed via double doors from the entrance hallway with large window to front, multiple sockets, TV point and connecting door into:

Kitchen/Dining Room

9.1m x 3.3m (29' 10" x 10' 10") large open plan kitchen and dining room, space for high specification kitchen and the ability to introduce your own design, rear window overlooking garden with connection points for dishwasher, sink and drainer and appliance connections. Dining area with space for large dining table, side snug seating area and sliding patio doors to garden.

Utility Room

3.2m x 2.8m (10' 6" x 9' 2") ample space for a range of base and wall units, side window, external door to garden.

Integral Garage

5.3m x 3.2m (17' 5" x 10' 6") with side window and connecting pedestrian door to utility room.

FIRST FLOOR

Landing

5.3m x 2m (17' 5" x 6' 7") with window to front enjoying views over the adjoining countryside towards the coast, airing cupboard.

Bedroom 1

3.7m x 3.7m (12' 2" x 12' 2") double bedroom suite with large window to front enjoying countryside views towards the coast, radiator, multiple sockets, TV point.

En-Suite

1.7m x 1.9m (5' 7" x 6' 3") space for corner shower, WC, single wash hand basin, heated towel rail, side window.

Walk-In Wardrobe

1.6m x 1.6m (5' 3" x 5' 3")

Bedroom 2

3.3m x 3.3m (10' 10" x 10' 10") double bedroom, rear window overlooking the rear garden towards the village, multiple sockets, radiator, TV point.

Bathroom

2.5m x 2.3m (8' 2" x 7' 7") with space for panelled bath with shower over, WC, single wash hand basin, heated towel rail, rear window.

Bedroom 3/Master Bedroom

3.6m x 3.7m (11' 10" x 12' 2") double bedroom suite with window to front enjoying countryside views towards the coast, fitted wardrobe, multiple sockets, radiator, TV point and connecting door into:

En-Suite

3m x 3.2m (9' 10" x 10' 6") with space for walk-in shower, WC, single wash hand basin, Velux rooflight over and side access into under-eaves storage cupboard.

Bedroom 4

3.3m x 3.7m (10' 10" x 12' 2") double bedroom suite with window to rear overlooking rear garden towards the village, fitted wardrobe, multiple sockets, radiator.

EXTERNALLY**The Grounds.**

The property would be approached from the adjoining county road to a front tarmacadam forecourt with ample space for 3+ vehicles to park and providing access to the garage. Side footpaths would lead to rear garden area.

MONEY LAUNDERING REGULATIONS

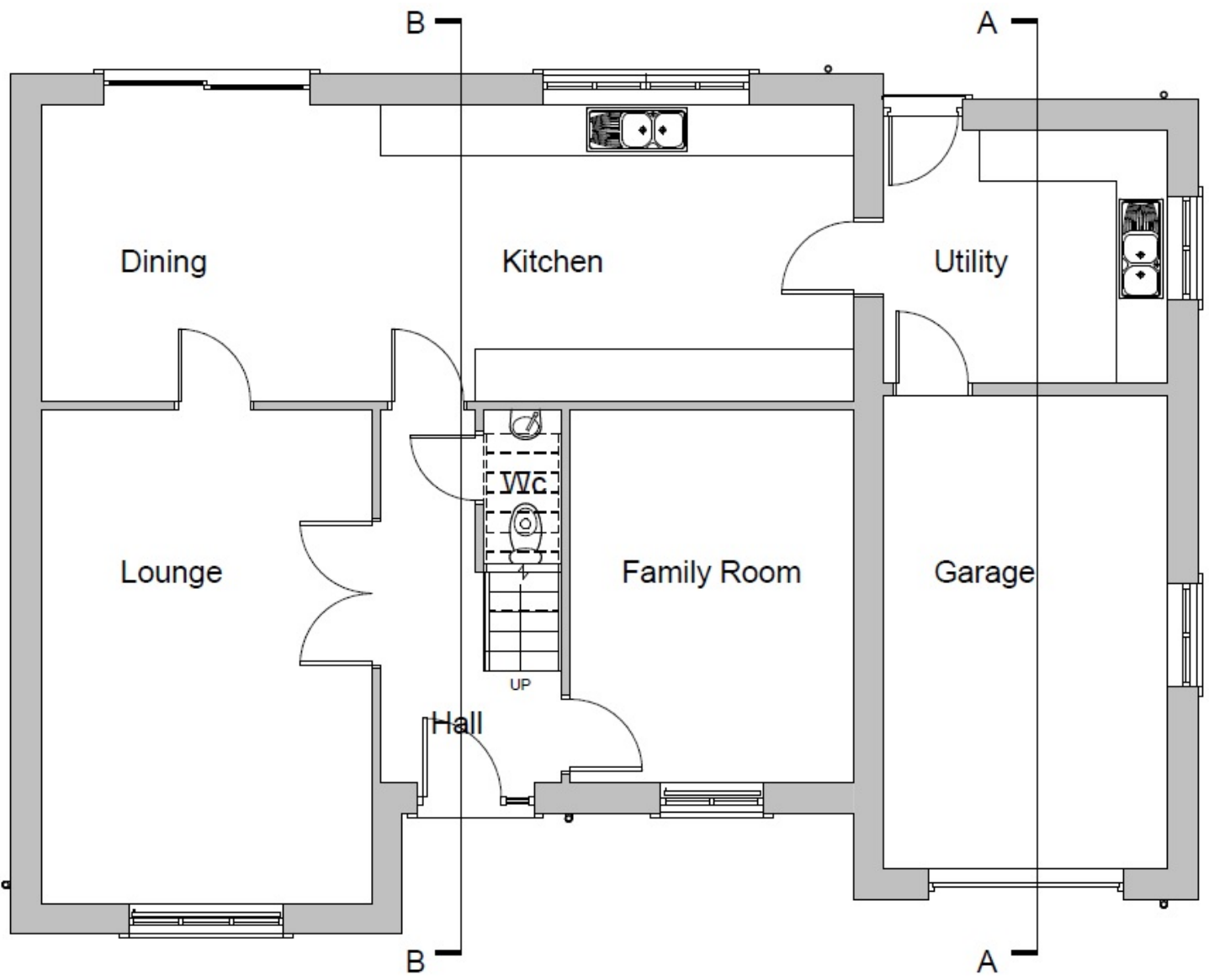
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

TENURE

The plot is of Freehold Tenure.

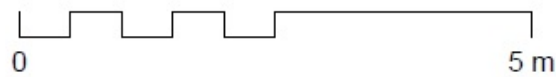
Services

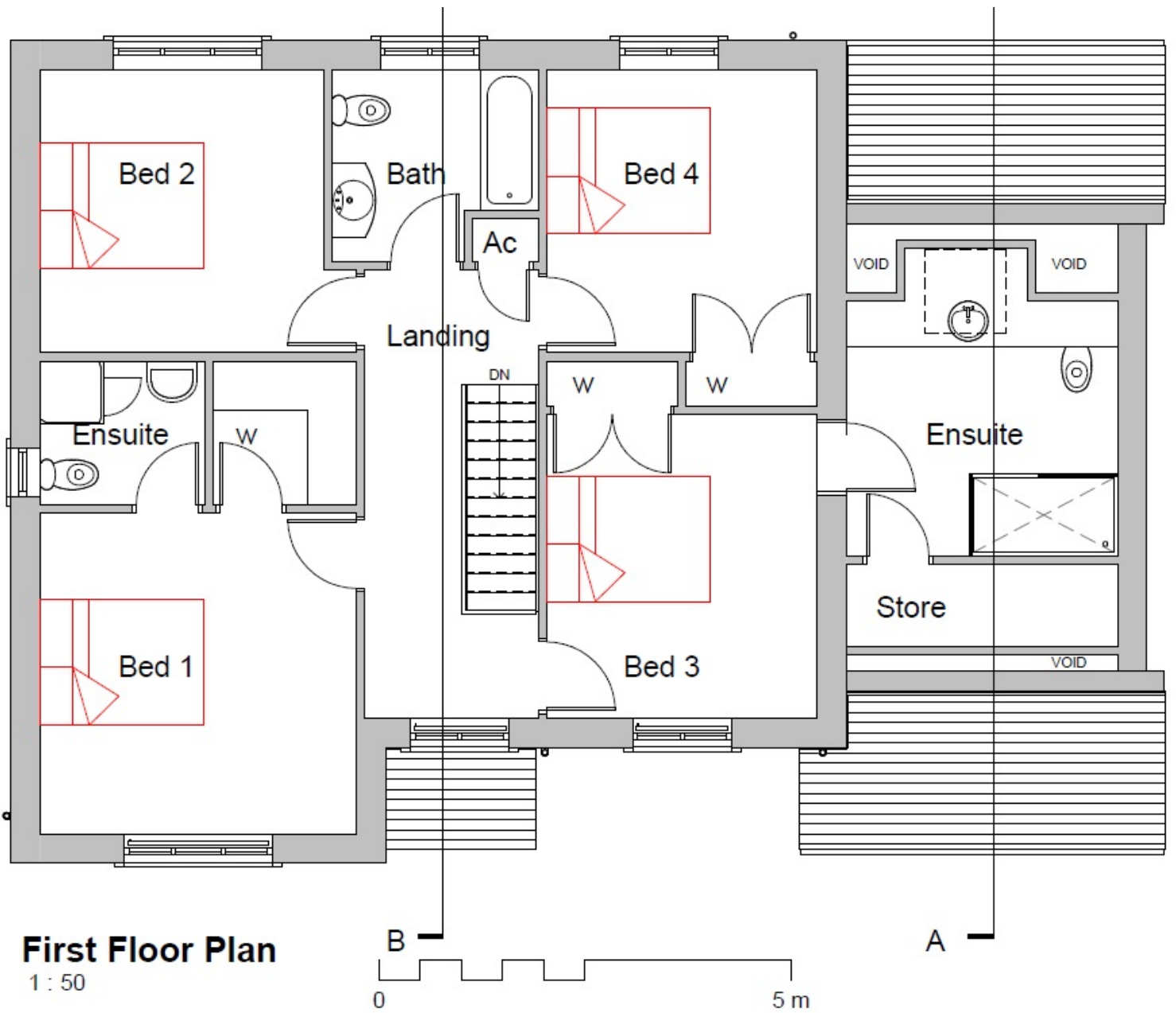
Mains water and electricity. Private drainage.



Ground Floor Plan

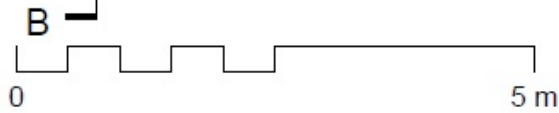
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First Floor Plan

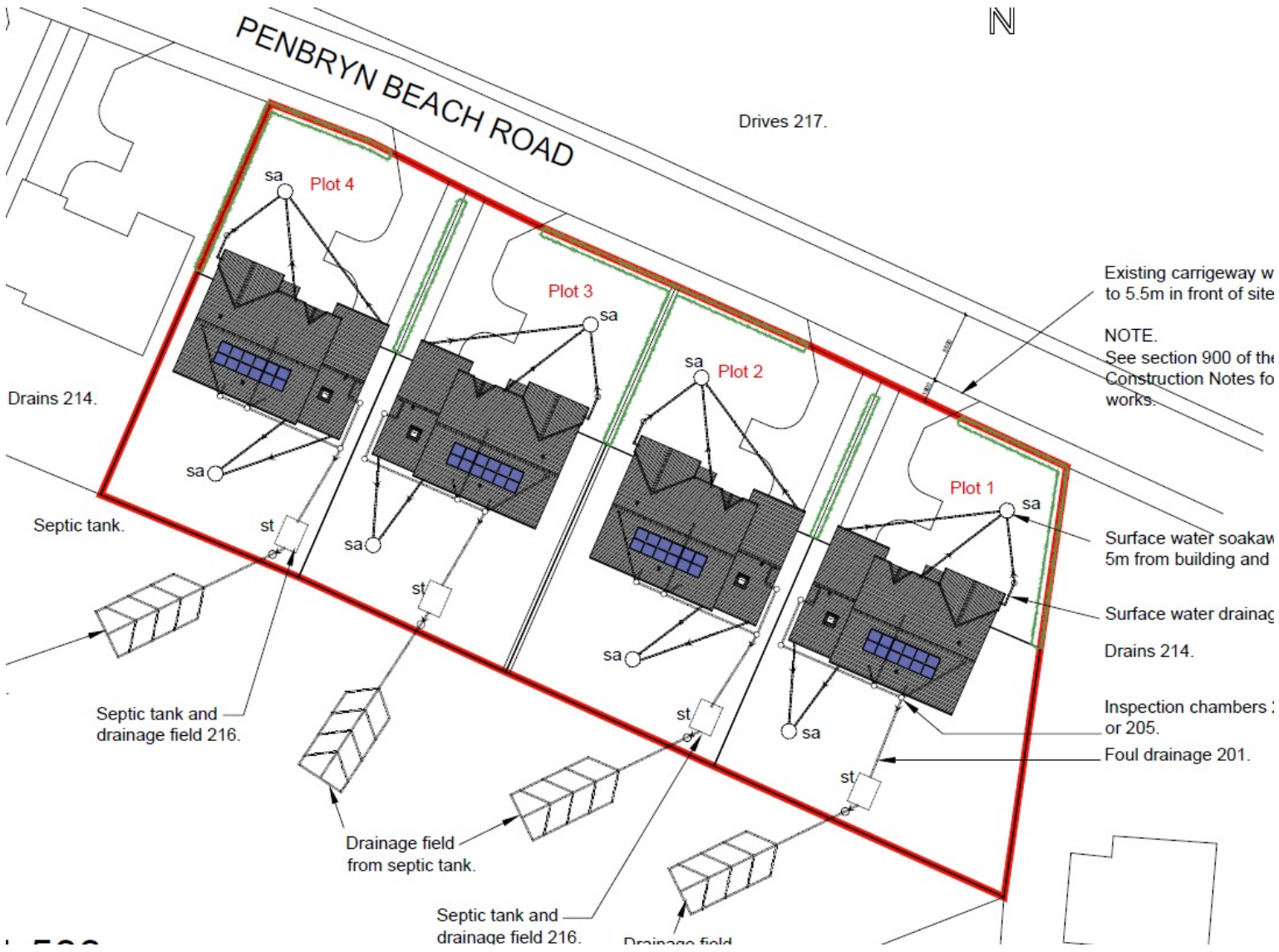
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PENBRYN BEACH ROAD

N

Drives 217.



Existing carrigeway w to 5.5m in front of site

NOTE. See section 900 of the Construction Notes for works.

Surface water soakaway 5m from building and

Surface water drainage Drains 214.

Inspection chambers or 205.

Foul drainage 201.

Drains 214.

Septic tank.

Septic tank and drainage field 216.

Drainage field from septic tank.

Septic tank and drainage field 216.

Drainage field

sa Plot 4

Plot 3

sa Plot 2

sa Plot 1

500

Directions

Travelling north from Cardigan proceed through the villages of Penparc, Tremain, Blaenannerch, Blaenporth and Tanygroes. From Tanygroes continue for a further 2 miles entering the village of Sarnau and on exiting the village (passing the bus stop on your left hand side) take the last turning left on the crossroads signposted Penbryn. Turn onto this road and the plots are located on your left hand side after some 100 yards.

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

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