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**RICS**



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*Building plots for a pair of semi-detached dwellings. Llanon. Near Aberaeron/Aberystwyth. West Wales.*



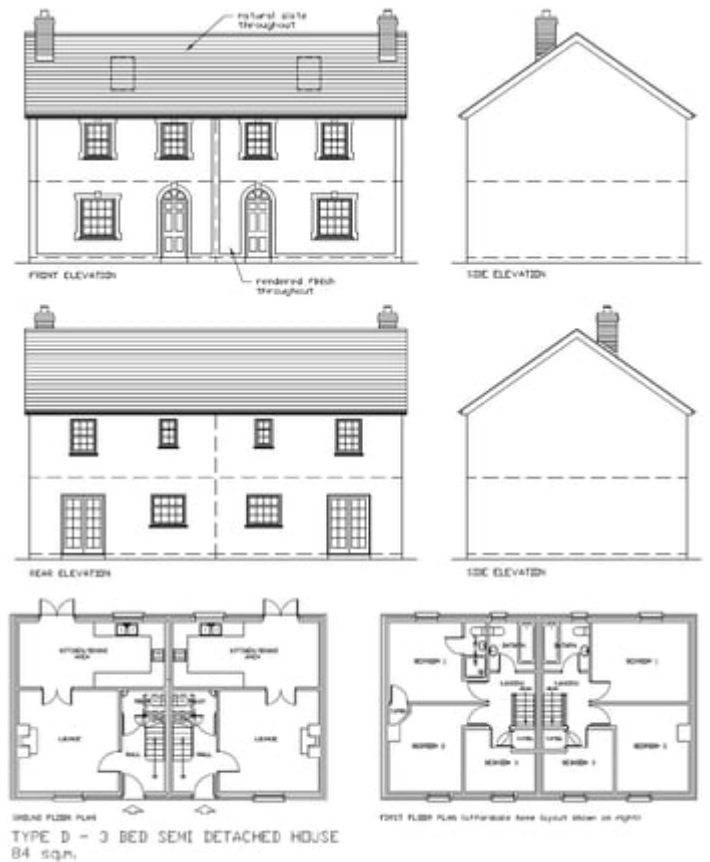
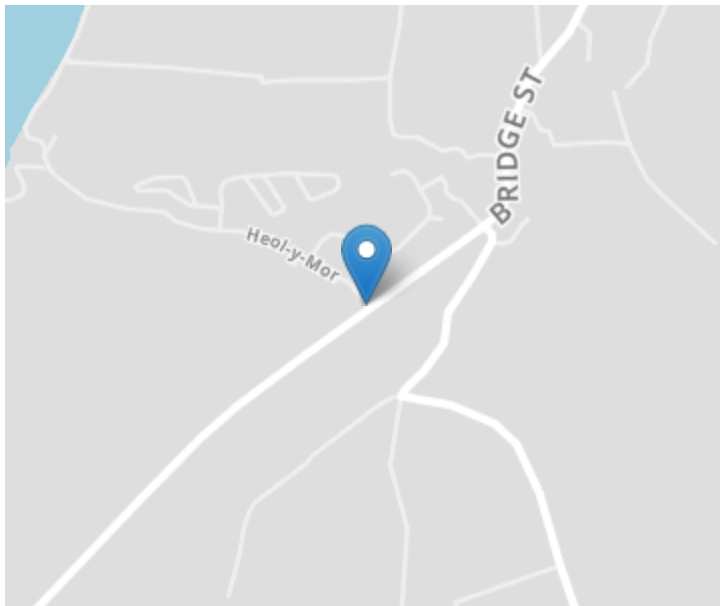
**Plots 5 & 6 Lon Cledan, Stad Craig Ddu, Llanon, Ceredigion. SY23 5AQ.**

**D/2162/RD**

**£125,000**

**\*\* Buildings Plots!! \*\* Planning permission for the erection of a pair of semi-detached homes \*\* 3 bed dwellings \*\* Sought after development \*\* Large plots on the edge of a cul-de-sac \*\* No affordable housing financial contributions \*\* A UNIQUE OPPORTUNITY NOT TO BE IGNORED \*\***

The property is situated within the Stad Craig Ddu development on the fringes of the coastal village of Llanon on the A487. The village offers a good level of amenities including village shop, post office, public house, petrol station and good public transport connectivity. The Georgian harbour town of Aberaeron is some 4 miles to the south with its comprehensive school, community health centre, local cafes, bars and restaurants. The university town of Aberystwyth with its regional hospital, network rail connections, Welsh government and local authority offices are within 30 minutes drive of the property.



## Proposed Development

Extant planning permission exists for the erection of a pair of 3 bed semi-detached homes on the end of an existing cul-de-sac.

Planning permission exists under Ceredigion planning reference A120852 granted on the 8th July 2013 for the erection of 6 dwellings with 4 of those dwellings having been completed some 6 years previous.

The services are located within the adjoining estate road.

Planning permission exists for the erection of 3 bed semi-detached homes and the accommodation provides as follows:



## Ground Floor

### Hall

10' 6" x 6' 3" (3.20m x 1.91m)

### Lounge

13' 9" x 13' 3" (4.19m x 4.04m)

### Open Plan Kitchen/Diner

19' 8" x 9' 0" (5.99m x 2.74m)

### WC

6' 3" x 3' 3" (1.91m x 0.99m)

## First Floor

### Landing

### Bedroom 1

11' 4" x 9' 6" (3.45m x 2.90m) Double bedroom.

### En-Suite

8' 2" x 3' 3" (2.49m x 0.99m)

### Bedroom 2

11' 3" x 9' 11" (3.43m x 3.02m) Double Bedroom

### Bedroom 3

9' 7" x 8' 2" (2.92m x 2.49m)

### Bathroom

6' 9" x 6' 4" (2.06m x 1.93m)

## Externally

### The Plot

The property is approached from the private lane from the adopted highway to the plots. The front has sufficient parking for 2/3 vehicles as well as front lawn area leading through to a private rear garden with extending patio and lawn.



### Services

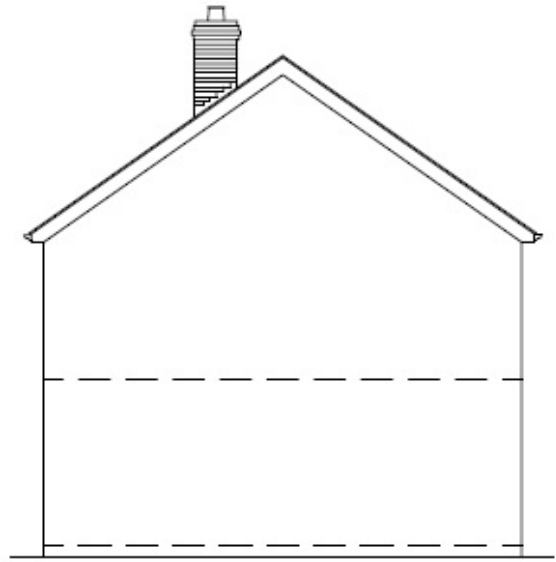
The estate benefits from mains water, electricity and drainage. Heating tbc.

### Directions

Travelling north from Aberaeron on the A487 proceed for approximately 4 miles travelling through the village of Aberarth and into Llanon taking the 1st left hand exit onto Heol y Mor proceeding down hill towards the beach turning into Stad Craig Ddu development. Continue along the estate road to the very end bearing left onto Lon Cledan where the plots are positioned in the corner of the development.



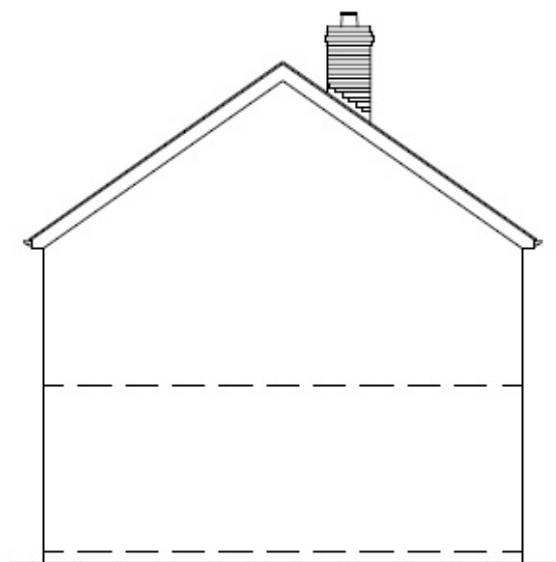
FRONT ELEVATION



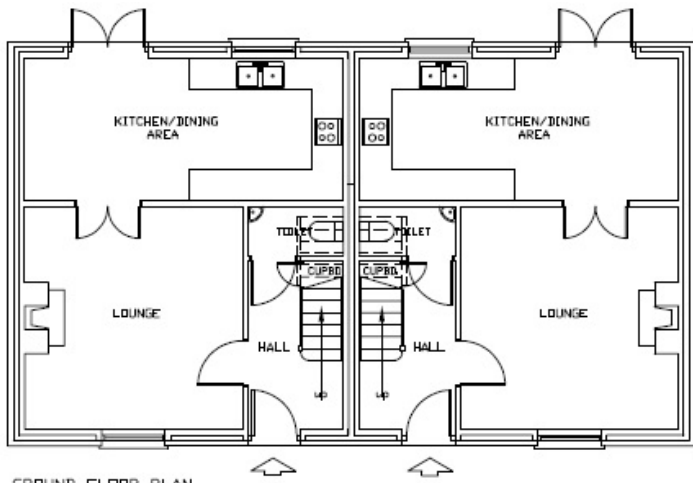
SIDE ELEVATION



REAR ELEVATION

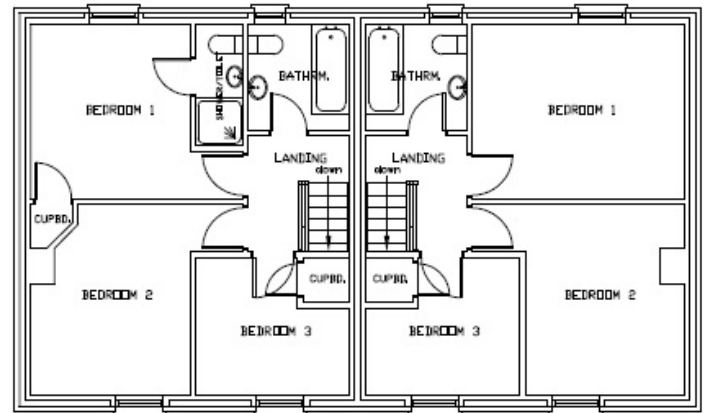


SIDE ELEVATION



GROUND FLOOR PLAN

TYPE D - 3 BED SEMI DETACHED HOUSE  
84 sq.m.



FIRST FLOOR PLAN (affordable home layout shown on right)

