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**RICS**



Since 1989

*Centrally positioned 1.5 acre paddock with development potential (subject to consent) or a smallholding setup. Llangybi, near Lampeter, West Wales*

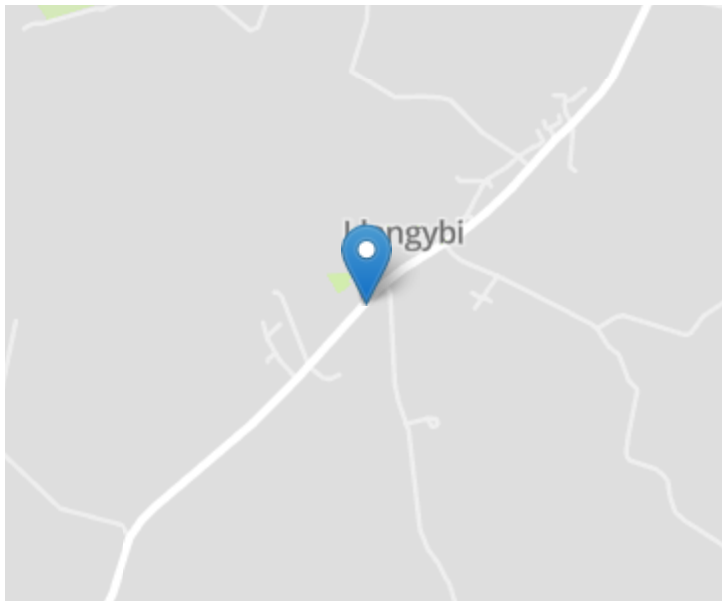


**Land Adjoining Bro Dulas, Llangybi, Lampeter, Ceredigion. SA48 8NB.**

**REF: A/5232/LD**

**£70,000**

- \*\*\* No onward chain    \*\*\* Centre of Village position    \*\*\* A pasture paddock extending to approximately 1.5 acres or thereabouts    \*\*\* Good roadside access point
- \*\*\* An ideal add on opportunity to create a delightful country holding within the centre of the Village    \*\*\* Suiting a Pony paddock, smallholding or leisure potential use    \*\*\* Potential re-development (subject to consent) with utility connections nearby and good access
- \*\*\* Equidistant to Lampeter and Tregaron and a short drive to the Ceredigion Coastline    \*\*\* Contact the Sole Selling Agents for more information



## LOCATION

The subject land is located within the centre of the popular rural Village of Llangybi. Llangybi offers a Golf Club, popular Junior School and Places of Worship. The Village is on a regular Bus route and lies 6 miles South from Tregaron, the gateway to the Cambrian Mountains, 10 miles from Aberaeron, the beautiful Cardigan Bay Coastline, and within commuting distance to both Aberystwyth and Carmarthen.

## GENERAL DESCRIPTION

The parcel of land is positioned centrally within the popular rural Village of Llangybi on the outskirts of Lampeter. The land enjoys a gated access point and would lend itself nicely as an add on opportunity to create a delightful country holding, suiting a Pony paddock, smallholding, cottage garden, etc.

It also lends itself as a development opportunity (subject to the necessary consents being granted). It benefits from being within close proximity to utilities, such as electric, water, drainage, etc., and enjoys a centre of Village position.

The land is convenient, being equidistant to Lampeter and Tregaron, and close to the Coast.

For more information please contact the Sole Selling Agents.

## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## 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.

### Services

To be confirmed.

### Directions

From Lampeter take the main A485 Tregaron road. Continue on this road for approximately 3 miles until arriving at Llangybi. The entrance to the land is located beside a small terrace of houses before the junction signposted Llanfair Clydogau, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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