

Regulated by:



RICS



Since 1989

A well situated building plot in the centre of a popular Village. 5 miles from Lampeter, West Wales



Building Plot Adjacent to Llysawel,, Llangybi, Lampeter, Ceredigion. SA48 8NB.

REF: D/2056/AM

£68,000

*** A well situated residential building plot

*** With consent for the erection thereon of a single dwelling granted by Planning Consent Reference: A061441CL by Certificate of Lawful use for development dated 30th March 2007 - Original consent Application D1/140/92 *** Further details regarding the Planning Consent are available from the Agents

*** An ideal opportunity to build a detached dwelling on a convenient readily serviced building in the popular Village of Llangybi

LOCATION

Llangybi is located 4.5 miles North from the University Town of Lampeter in the heart of the Teifi Valley. Lampeter is 12 miles inland from the Cardigan Bay Coast and within easy reach of Tregaron approximately 6 miles. Llangybi offers a good range of local amenities including local Golf Club, Convenient Store, Junior School and Places of Worship

FIRST IMAGE



SECOND IMAGE



THIRD IMAGE

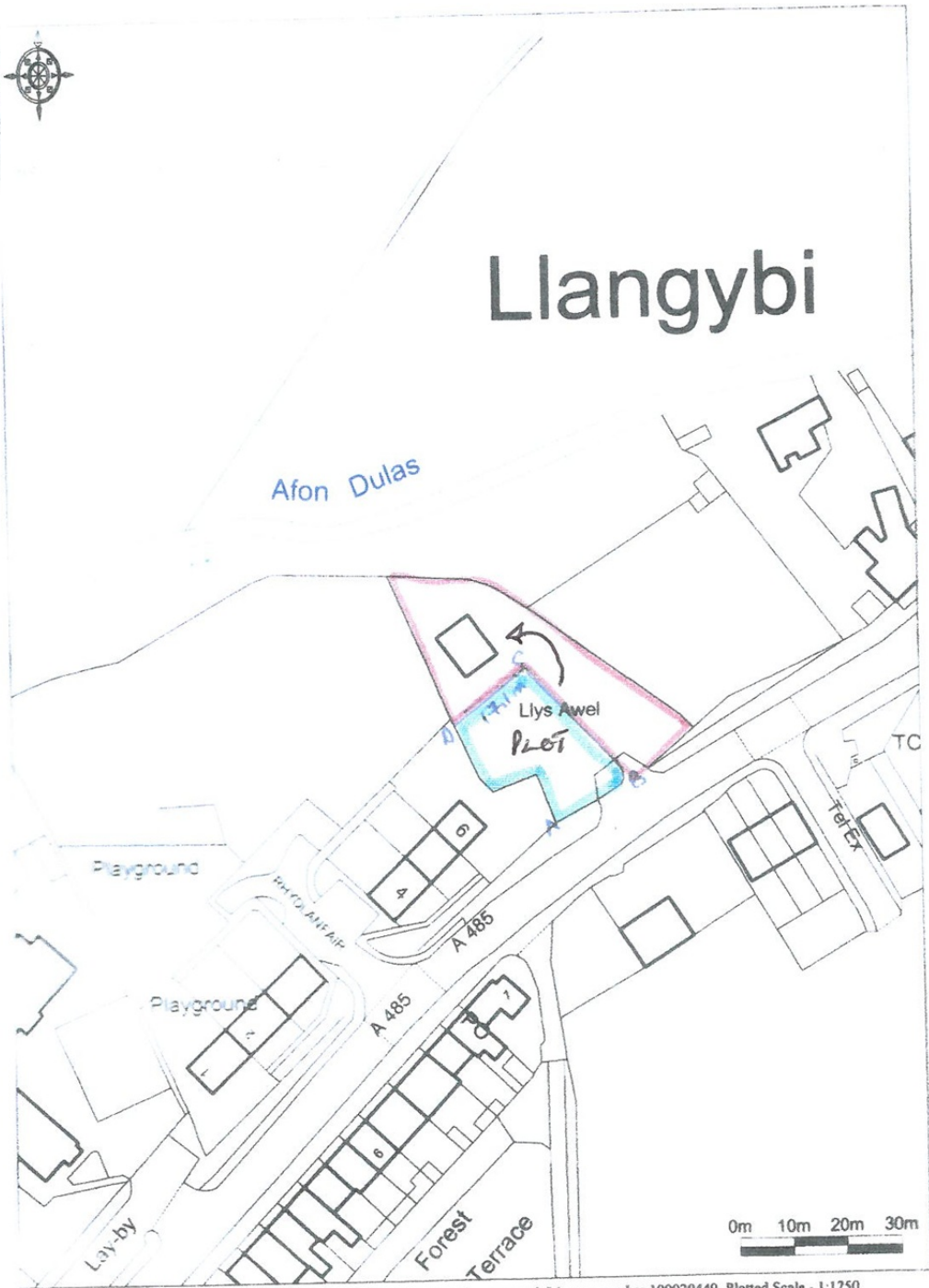


Services

Mains water, mains electricity, mains drainage, all available.

Directions

From Lampeter take the A485 to Llangybi towards Tregaron. Once reaching Llangybi School on the left hand side proceed past Rhydlanfair entrance and the plot will be found next on the left hand side, just before the Shop.



KEY
 A-B 15.3m
 B-C 28m
 C-D 17.1m



Enabled by
 OS Ordnance Survey

© Crown Copyright 2009. All rights reserved. Licence number 100020449 Plotted Scale - 1:1250