

A substantial building plot within a sought after development. Near Aberystwyth. West Wales.



Plot 3 Land adj. Clos Corwen, Llangorwen, Clarach, Aberystwyth, Ceredigion. SY23
3DP.

£189,000

Ref D/2209/RD

** A substantial building plot with full planning permission for the erection of a large 4-6 bed family home ** Outstanding countryside views ** ½ mile to Cardigan Bay at Clarach ** Convenient location next to Aberystwyth ** Sought after development ** Fully serviced plot ** Planning permission for detached double garage **No Affordable Housing Contribution**

**** AN UNIQUE OPPORTUNITY THAT IS NOT TO BE MISSED ****

The building plot is situated within the small hamlet of Llangorwen/Clarach being on the fringes of Bow Street and Aberystwyth. The town of Aberystwyth offers a good level of local amenities and services including a regional Hospital, University, National Library, Welsh Government and Local Authority offices, local and national retailers, primary and secondary schools, 6th form college, Network Rail connections and a good level of leisure facilities. Clarach beach is some ½ mile from the property being within level walking distance.



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Ceredigion, SA48 7DT
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lampeter@morgananddavies.co.uk



ABERAERON
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Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
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Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

Planning permission exists for the erection of a 4/6 Bed Detached dwelling forming part of a small exclusive development of 5 houses. There is an option of extending into the Third floor for those wishing to add additional Living/Bedroom space (stc).

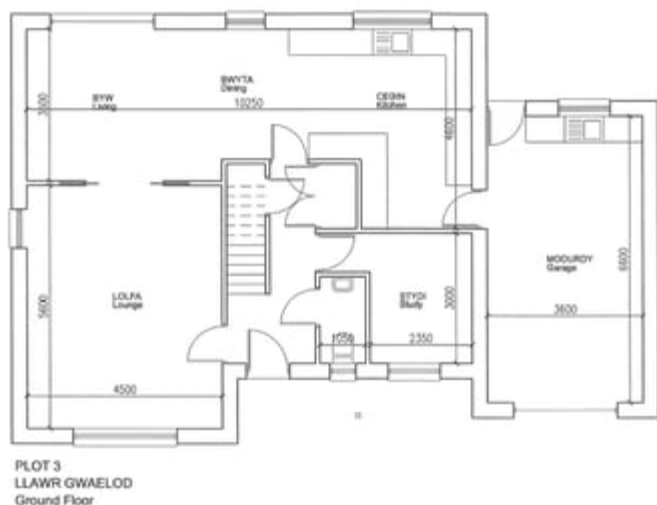
The development extends off the existing Clos Corwen cul-de-sac, proposed adopted roads and drainage service the dwelling.

The building plots will be provided by full services included mains water, electric and drainage connections.

A rare opportunity in todays climate and an opportunity certainly not to be missed.

The proposed accommodation provides as follows:

GROUND FLOOR



Entrance Hall

With staircase to First Floor, storage cupboard.

Study

2.35m x 3m (7' 9" x 9' 10") with window to front.

Separate Ground Floor WC

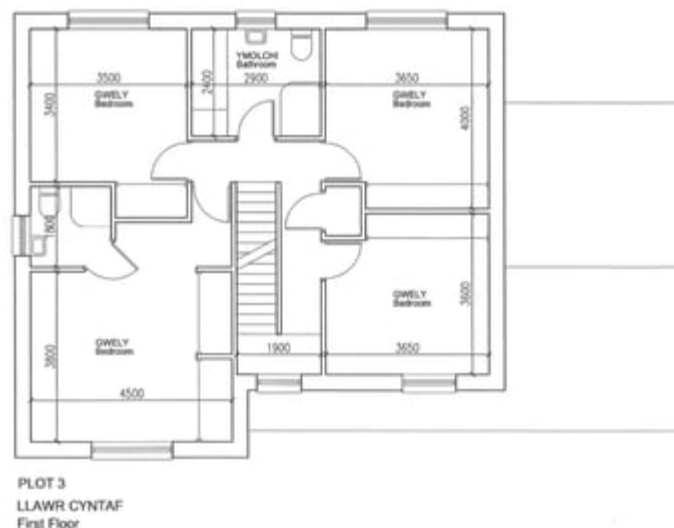
Lounge

5.6m x 4.5m (18' 4" x 14' 9") with dual aspect windows to front and side and sliding doors through to:

Open plan Kitchen/Dining and Living space

3.5m x 2.25m (11' 6" x 7' 5") being completely open plan with space for a luxury Kitchen and Dining area with patio doors and windows overlooking Garden.

FIRST FLOOR



Galleried Landing

With airing cupboard and window to front.

Master Bedroom

4.5m x 3.8m (14' 9" x 12' 6") with large window to front, space for fitted cupboards.

En-Suite

1.8m x 1.8m (5' 11" x 5' 11") space for corner shower, WC, single wash hand basin and heated towel rail, side window.

Front Bedroom 2

3.65m x 3.6m (12' 0" x 11' 10") Double Bedroom, window to front.

Rear Bedroom 3

3.65m x 4m (12' 0" x 13' 1") Double Bedroom, rear window.

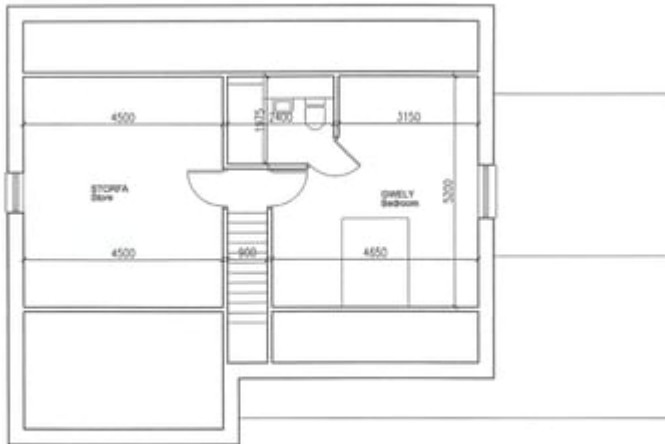
Family Bathroom

2.4m x 2.9m (7' 10" x 9' 6") space for a panelled bath, corner shower, WC, single wash hand basin, heated towel rail, rear window.

Rear Bedroom 4

3.4m x 3.5m (11' 2" x 11' 6") Double Bedroom, rear window.

SECOND FLOOR



PLOT 3
A/L LAWR
Second Floor

Bedroom 5

15' 3" x 17' 1" (4.65m x 5.21m) a double bedroom with side window.

En Suite

with space for bath / shower, w.c. single wash hand basin.

Storage Room/Study/Bedroom 6

17' 1" x 14' 9" (5.21m x 4.50m) a double bedroom with side window.

EXTERNALLY

To the Front

The property would be approached from the adjoining estate road with ample space for parking, driveway leading to:

Double Garage

6.6m x 7m (21' 8" x 23' 0") with 2 x roller shutter doors to front, side window and side door for pedestrian access.

To the rear

The dwelling is set within a commodious plot with a wonderful rear aspect overlooking the adjoining fields and countryside.

MONEY LAUNDERING

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.

VIEWING

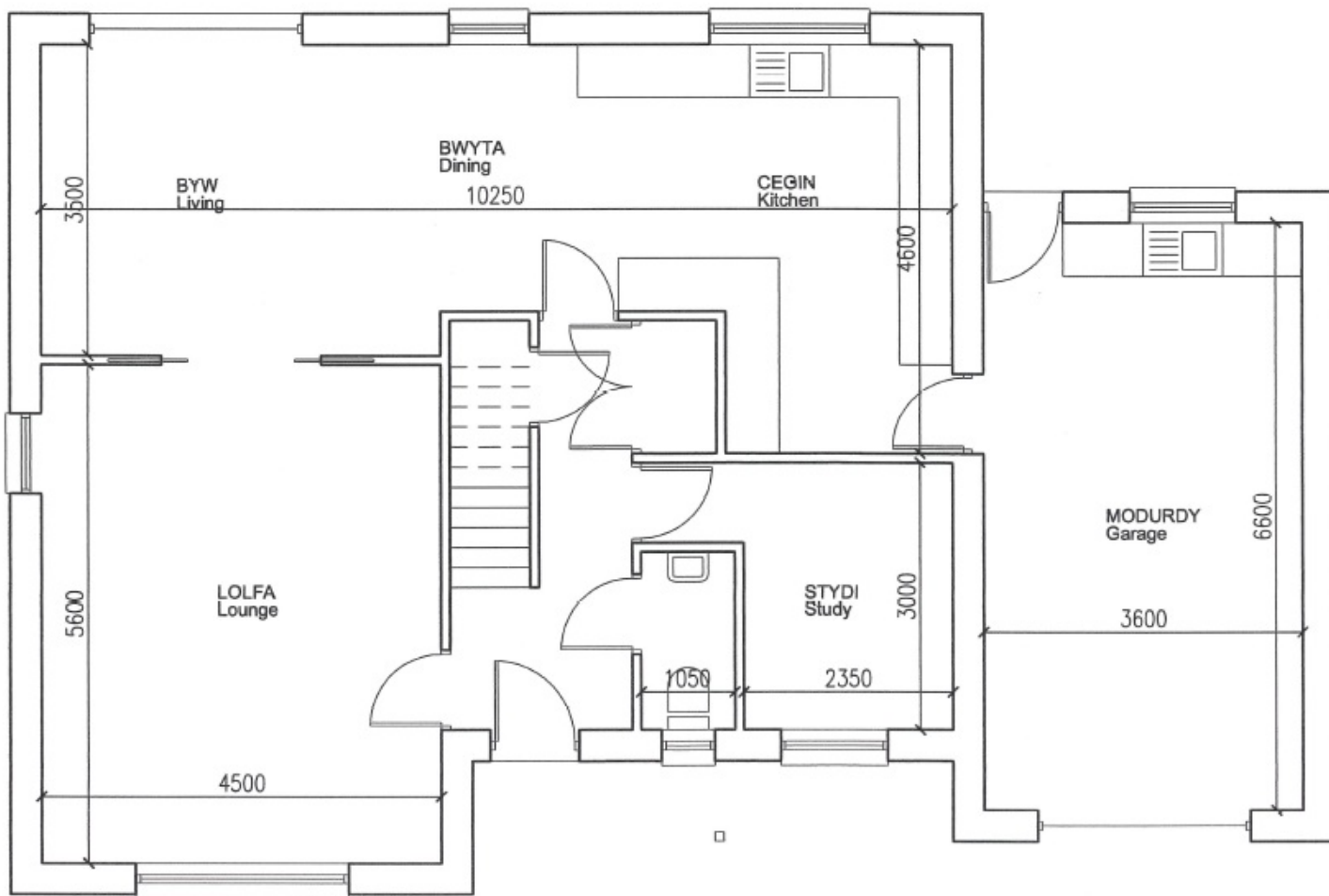
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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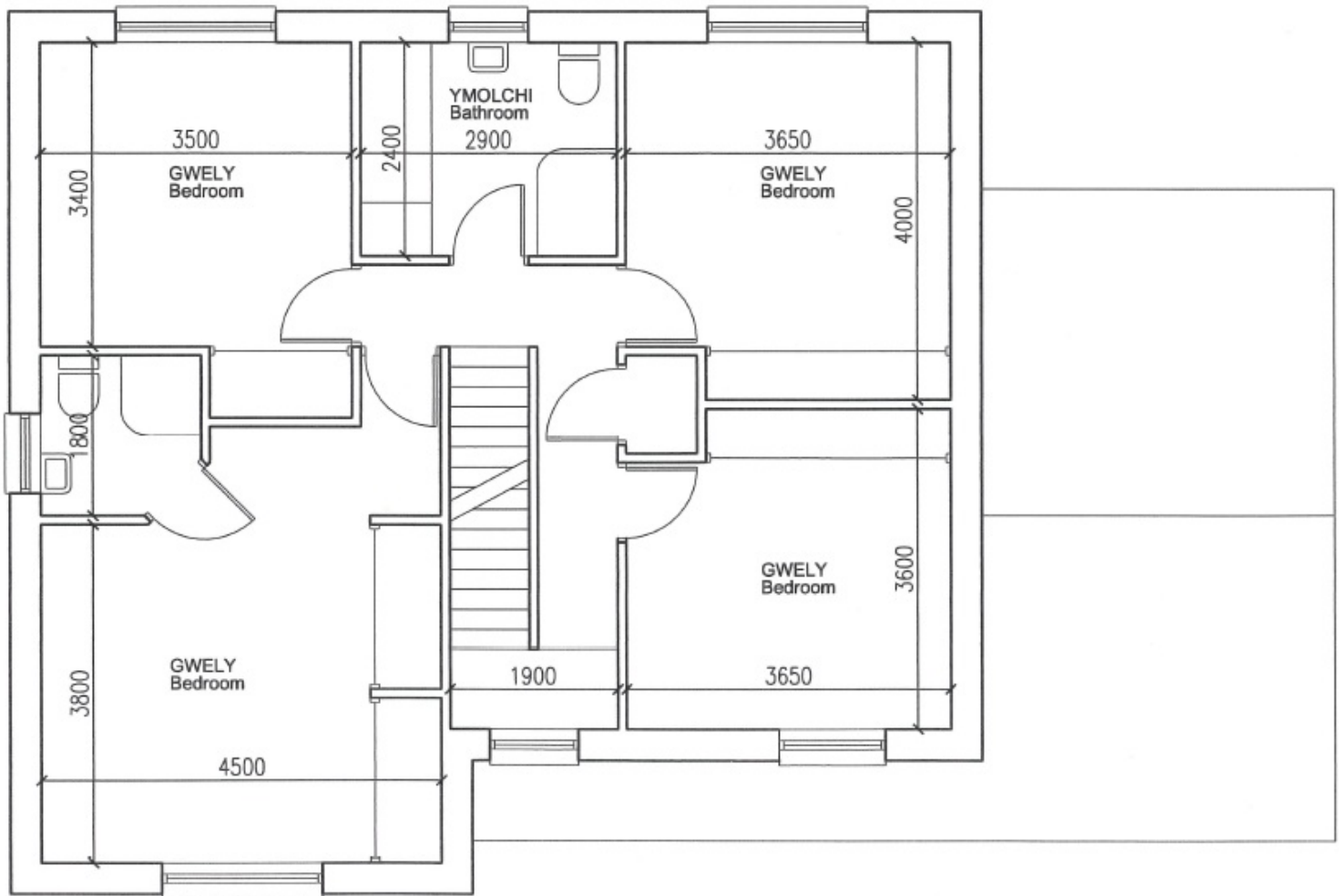
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Services

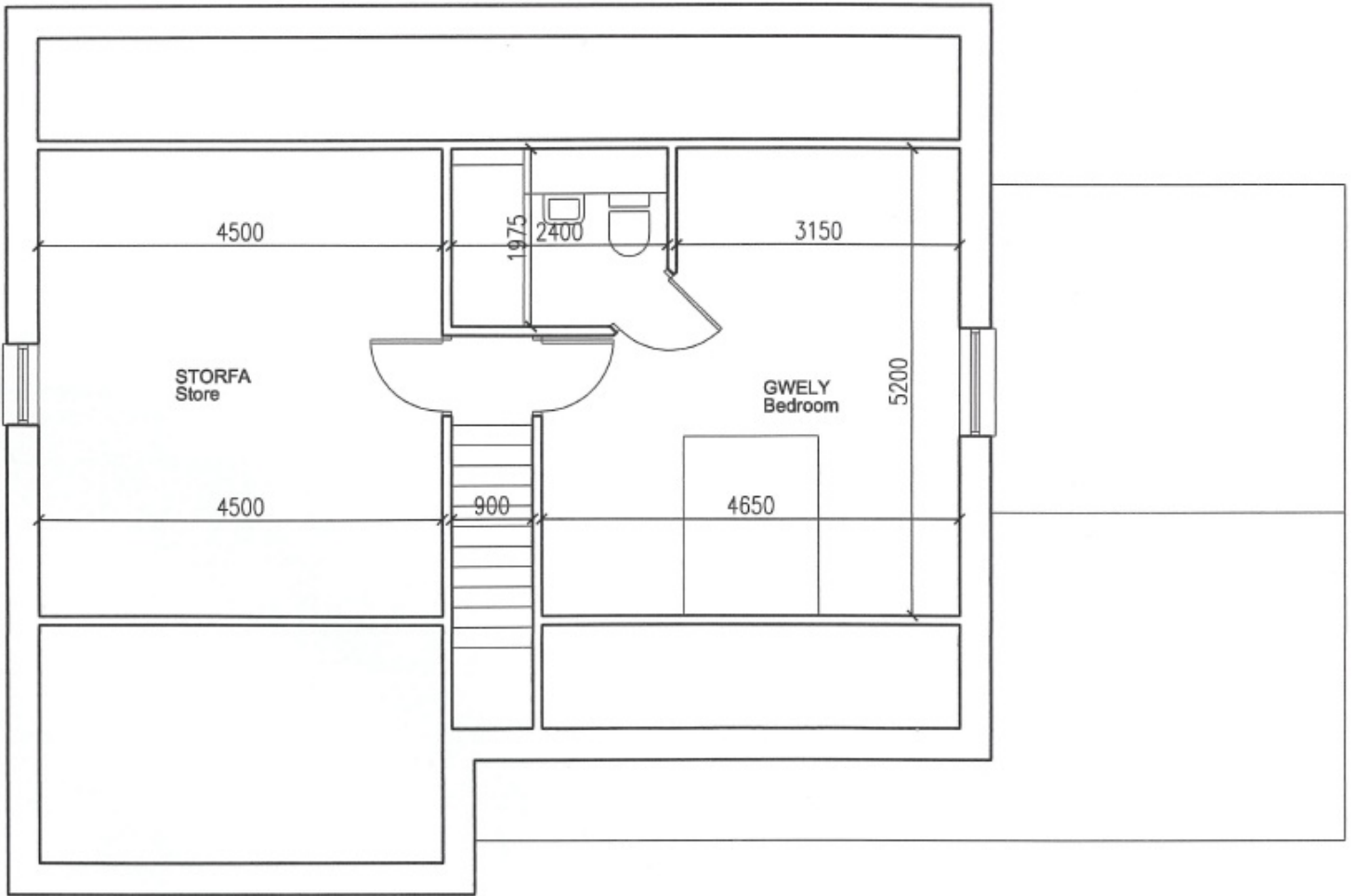
We are advised that the will benefit from mains water, electricity and drainage.



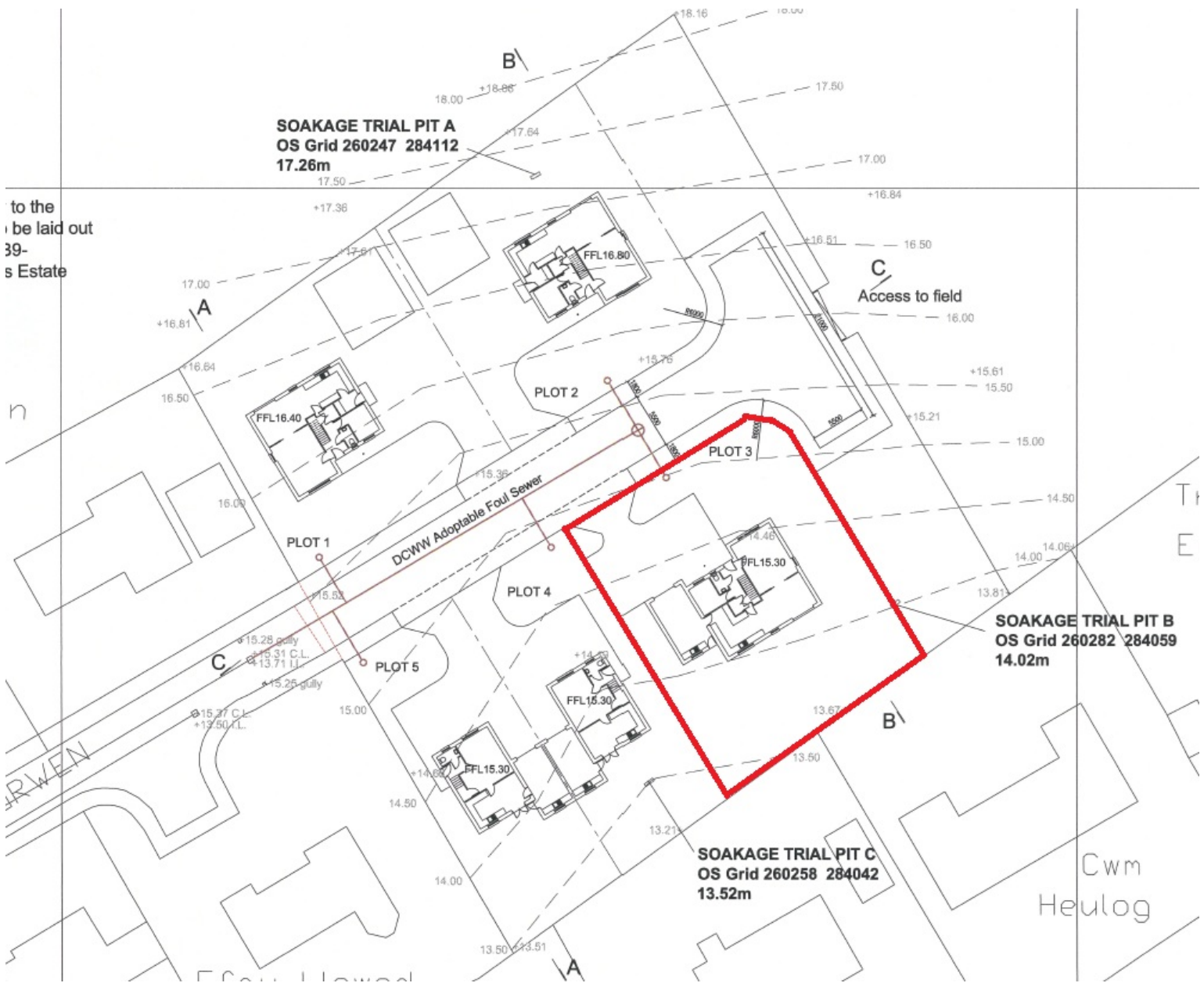
PLOT 3
LLAWR GWAELOD
Ground Floor



PLOT 3
LLAWR CYNTAF
First Floor



PLOT 3
AIL LAWR
Second Floor



SOAKAGE TRIAL PIT A
 OS Grid 260247 284112
 17.26m

SOAKAGE TRIAL PIT B
 OS Grid 260282 284059
 14.02m

SOAKAGE TRIAL PIT C
 OS Grid 260258 284042
 13.52m

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MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

For ease of directions (not the fastest route) - from Aberystwyth proceed north on the A487 road as far as the village of Bow Street. When you reach the village of Bow Street take the first minor road to the left signposted Llangorwen. Proceed down this road for a mile or so until you reach the crossroads at Clarach. When you get to the junction take the right hand exit proceeding for approximately 20 yards and the entrance to Clos Corwen is on the right hand side. Proceed to the end of the road and the building plot is on the left hand side as identified by the Agents For Sale board.

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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To keep up to date please visit our Website, Facebook and Instagram Pages.

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

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