EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
www.evansbros.co.uk
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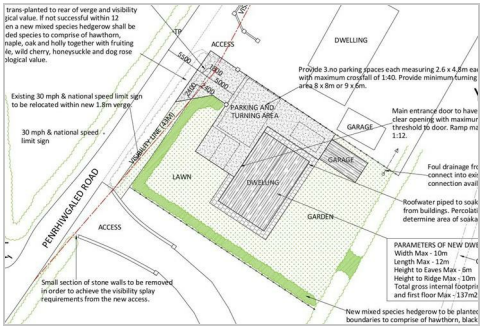
1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS
Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



## Building Plot adj. to Pencoed Pentre'r bryn, Cross Inn, Llandysul, Ceredigion, SA44 6NN

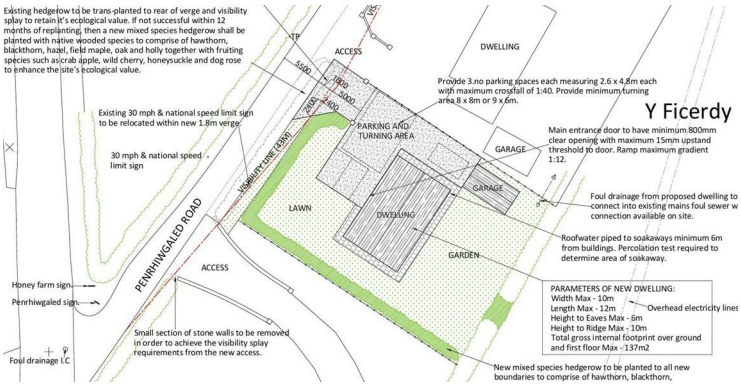
## Guide Price £65,000

A rare opportunity of acquiring an affordable building plot in a lovely semi rural location on the outskirts of Pentre'r Bryn. Only some 3 miles form the popular seaside village of New Quay and also convenient to Aberaeron and Cardigan.

## Location

The property is attractively located just off the A486 Synod Inn to New Quay roadway approximately one mile from the village of Cross Inn, with a good range of amenities and some 3 miles from the popular seaside fishing village of New Quay, renowned for its sandy beaches on this popular section of the Ceredigion Heritage Coastline. The properties has an attractive tucked away location yet not being remote and convenient adjoining a regular bus route.

## Description




An opportunity to purchase an affordable building plot in a popular location overlooking open fields and ideal for developing your own home.
Rarely do plots such as this, for detached dwellings become available.

## Planning Consent

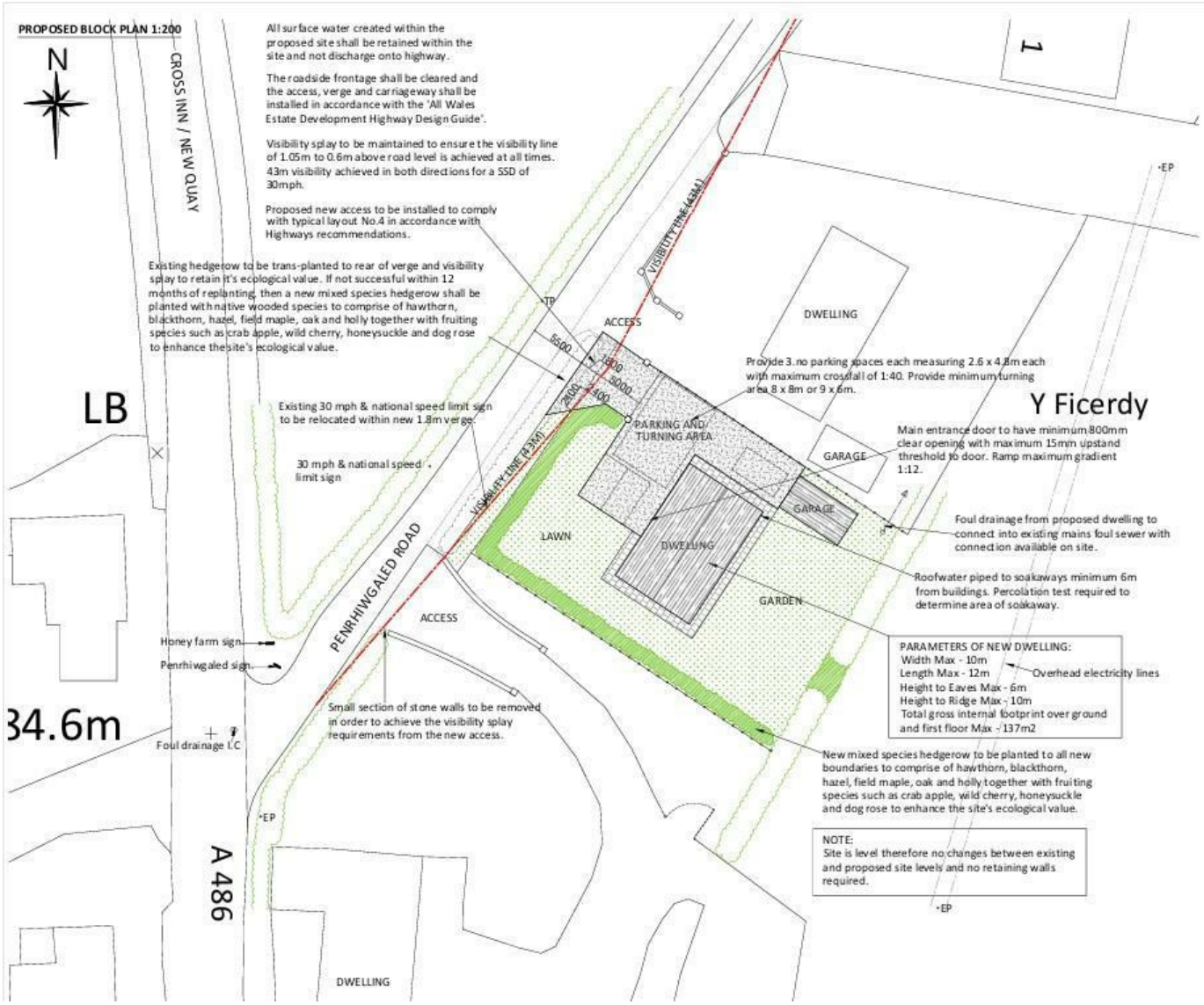
The plot has planning permission for the erection of an affordable home subject to an S106 agreement approved on the 29th of October 2024.
Application no A220738 copies available on request.
This limits the occupation of the property to a person or persons who qualify as a discounted for sale property i.e. a key worker or local or someone who has resided in the county or adjoining towns or community councils for a continuous period of at least 5 years at any stage in their lifetime

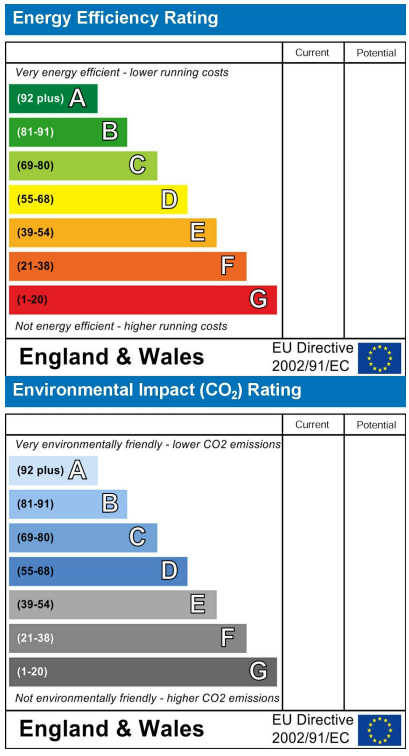
## Services

Mains water, electricity and drainage are located nearby, subject to connection charges and regulations.

## Please Note

Under the Estate Agents Act 1979 we disclose the vendor of the property is related to a member of staff at Evans Bros.







**39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB**
**Tel: (01570) 422395**

**MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE**
**Tel: (01570) 480444**

**5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG**
**Tel: (01267) 236611**



*Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,*