

# EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

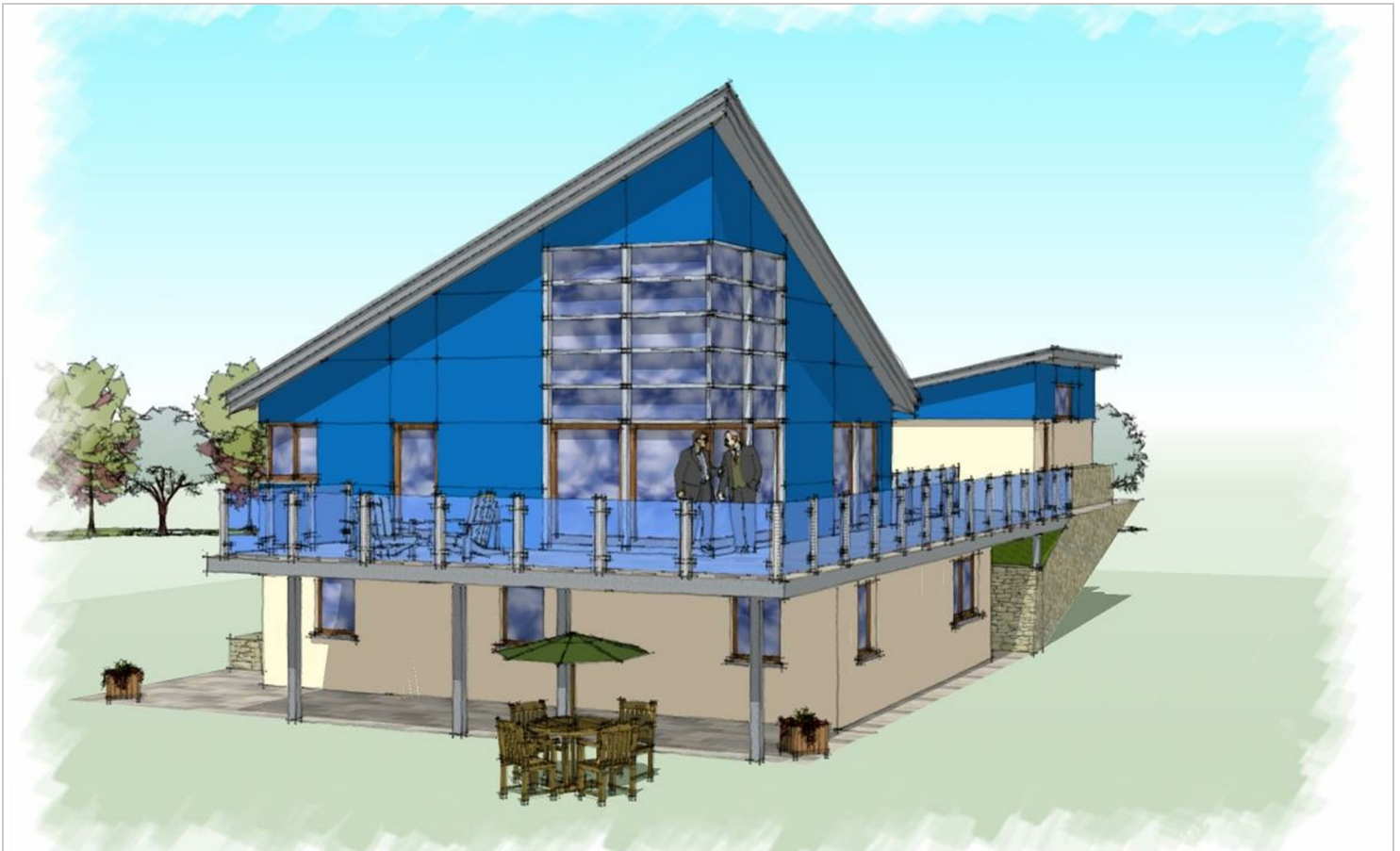
Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: [aberaeron@evansbros.co.uk](mailto:aberaeron@evansbros.co.uk)



**Plot adj Penpistyll, Talgarreg, Llandysul, Ceredigion, SA44 4EP**

**Guide Price £150,000**

Looking for that opportunity to create your own "Grand Designs" Home then this may be it!

A superbly positioned rural building plot with planning consent for a contemporary designed detached 4 bed dwelling house and offered with approx 1 acre of Land.

Located on the edge of the rural village of Talgarreg close to the West Wales coastline, including New Quay and Aberaeron.

## LOCATION



In our opinion one of the last remaining rural building plots, located in a popular locality just off the Talgarreg to Pontsian Roadway in rural surroundings with attractive views.

Close to Talgarreg, a popular rural community with primary school, public house and restaurant and also convenient to the larger towns of Aberaeron, a noted destination town on the West Wales coastline, New Quay, a small fishing village renowned for its sandy beaches and also the traditional market town of Llandysul.

## DESCRIPTION



A true "Grand Designs" opportunity to create your dream country retreat from scratch, with a valuable building plot and offered with approx. 1 acre of land to add to the appeal of this opportunity.

With a very contemporary design yet having been intended to be a great family home this is one opportunity not to be missed

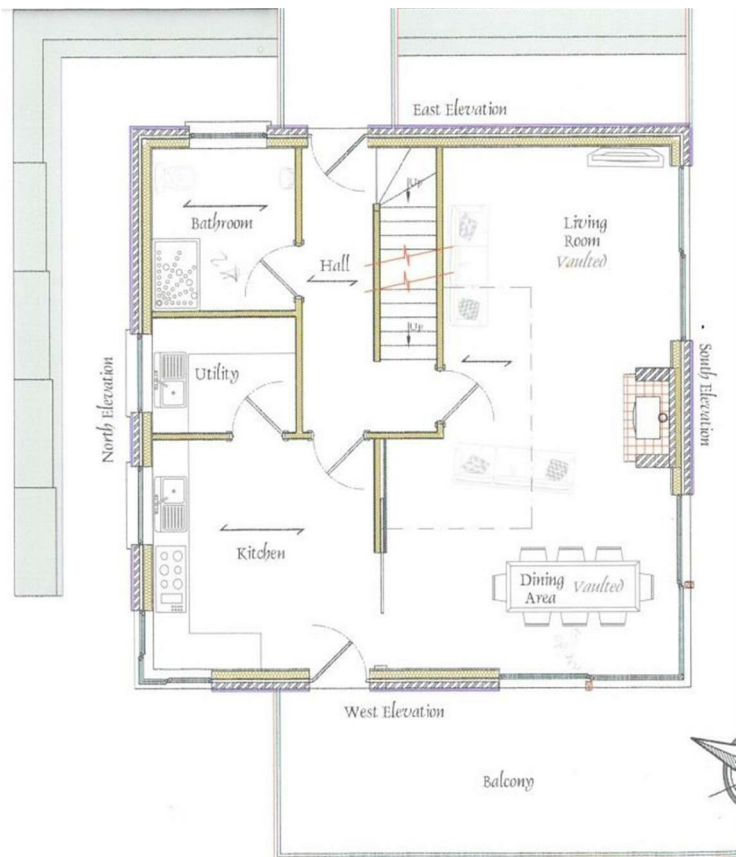
## ACCOMMODATION



The accommodation has been designed to provide a family home with a difference to take advantage of the features of the site and is an "oven ready" project with all consents granted ready to build.

The works have commenced on site and is only offered regretfully for sale by the vendor due to change in family circumstances.

## GROUND FLOOR

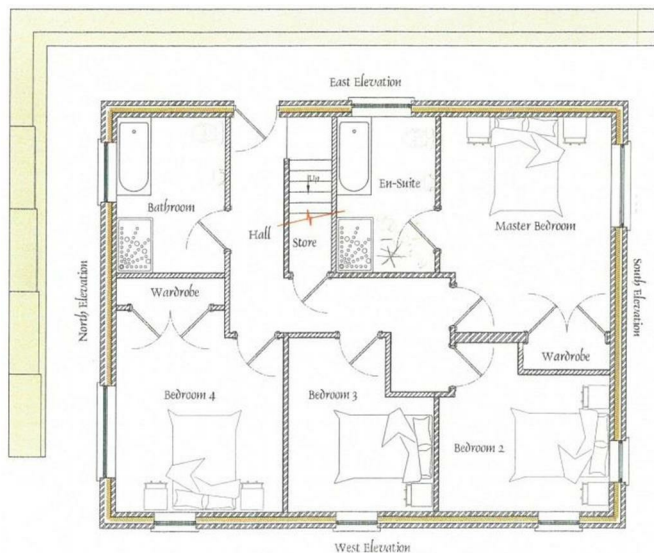


*Upper Ground Floor Plan* 1:75

Designed to take full advantage of the spectacular views from the site, the living room has a commanding fully glazed corner window, leading onto a full return balcony, with an open vaulted ceiling and designed to have a fire place with wood burning stove.

This leads on to a spacious kitchen, utility room and bathroom.

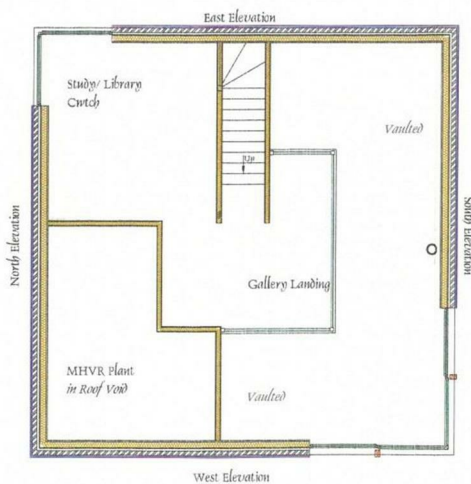
## LOWER GROUND FLOOR



Lower Ground Floor Plan 1:75

The bedrooms have been designed on the lower ground floor, and offers a master suite with bedroom and spacious en-suite bathroom, 3 further bedrooms and family bathroom.

## FIRST FLOOR



First Floor Plan ...

This has been designed to incorporate the open vaulted ceiling and also a study/cwtsh

## PLANNING CONSENT

The property has the benefit of an open planning consent where conditions have been discharged and footings laid to preserve the consent with no S106 obligations and even no sprinkler systems.

The planning was granted under application no A/090404 and also has conditional approval of building regulation plans dated the 16th of April 2015.

## LAND



To the lower side of the plot is a paddock in all approx.1 acre that adds to the appeal to create the quintessential country property.

## SERVICES

We are informed that Mains water and electricity are available close by subject to connection charges and criteria. Private drainage will required to be installed.

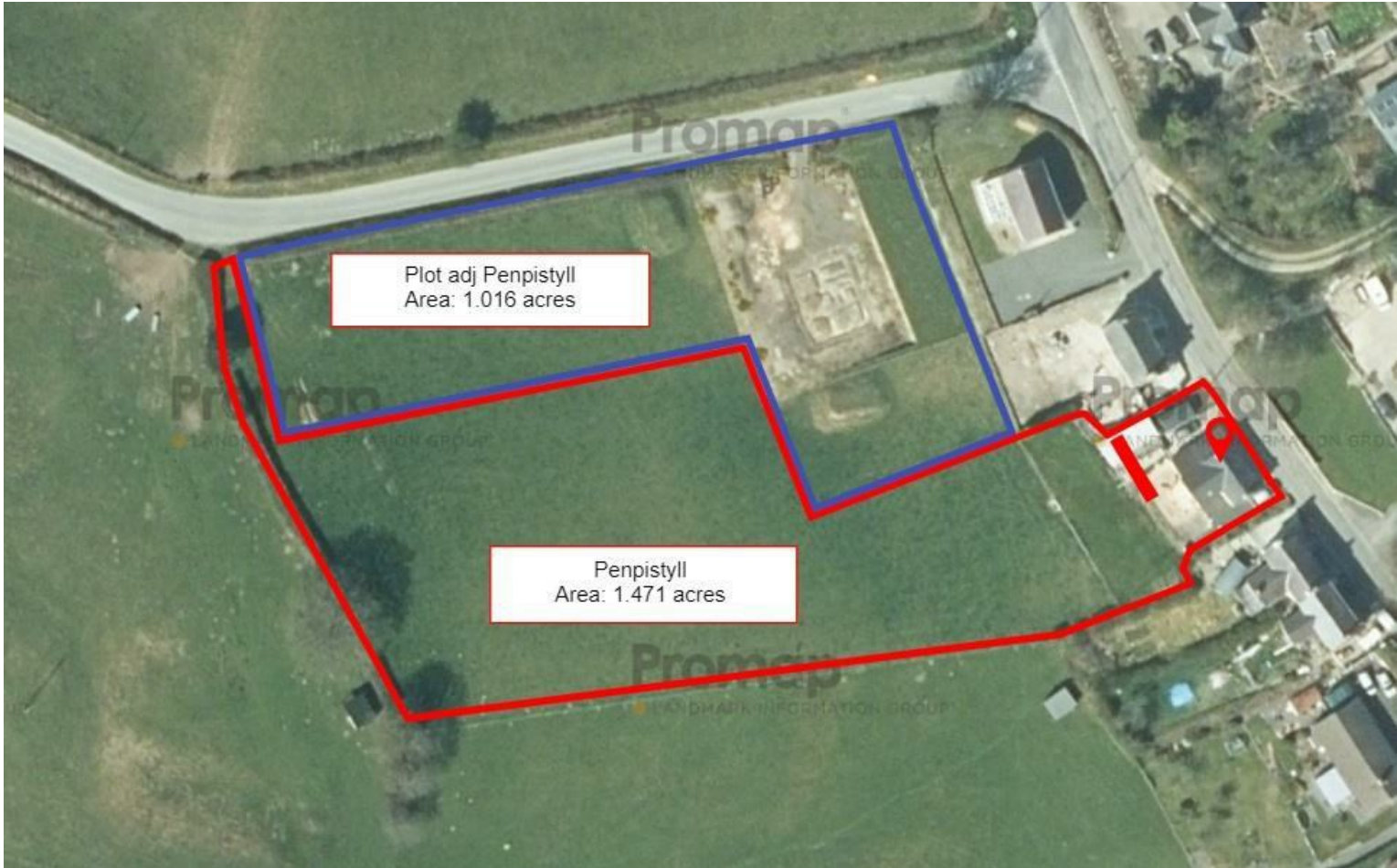
## DIRECTIONS

From Aberaeron take the A487 South through the villages of Llwynceilyn and Llanarth continue to Synod Inn, turning left then left again onto the Talgarreg road, continue to the village of Talgarreg proceeding for approximately 1 mile and the property can be found by turning right and is then on the left hand side of this country lane, as identified by the agents For Sale board.

What3words - ties.prominent.slack

## AGENTS NOTES

A rare opportunity to purchase a plot to create an individually designed home in rural surroundings. - one not to be missed.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



**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**