



The Old School Garden , Aberbanc, SA44 5NP

Offers Over £85,000

A building plot for sale in this sought after rural location with wonderful open views with planning permission granted, under planning application number A050835, for a 3 bedroom detached double fronted house with a large lounge and a kitchen dining room, there is garden and parking and sublime views to the front of the property.

The Plot is situated on a quiet B road, the B4334 which goes from Henllan, just a mile away and which is the site of the historic Italian prisoner of War Camp. It has a wonderful chapel, which is close to the River Teifi, through to the coast & the delightful cove of Llangranog.

The A475 is nearby, enabling easy access to the Welsh countryside and nearby towns of Newcastle Emlyn (3 miles south) Cardigan (15 miles south-west) and Lampeter (15 miles northeast).

The plot sits prominently above the immediate landscape of fields with the Afon Cynllo running through them. The Afon Cynllo is unclassified but is really a large stream rather than a small river.

Full planning permission for the erection of a house was approved subject to conditions on 31-10-2005 under reference number A050835. Condition 1 requires the development to begin before the expiration of five years from the date of the permission.

The vendors have cleared the front of the plot creating the base for the required pedestrian footpath and started to create the access to the plot meeting sub section d of S.56(4) of the Town and Country Planning Act 1990.

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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com