



Building Plot Adj to 38 Y Rhos, Cardigan, SA43 1NJ

£65,000

A rare opportunity to purchase a building plot within Cardigan benefiting from full planning permission for a Detached Bungalow within a popular residential area of similar properties.

Planning Permission

Planning consent has been granted by Ceredigion County Council under application number A211068 for the Erection of a dwelling and carport dated 06/07/2022. Section 106 contribution of £25,000 towards affordable housing required upon sale of the completed dwelling.

Proposed Dwelling

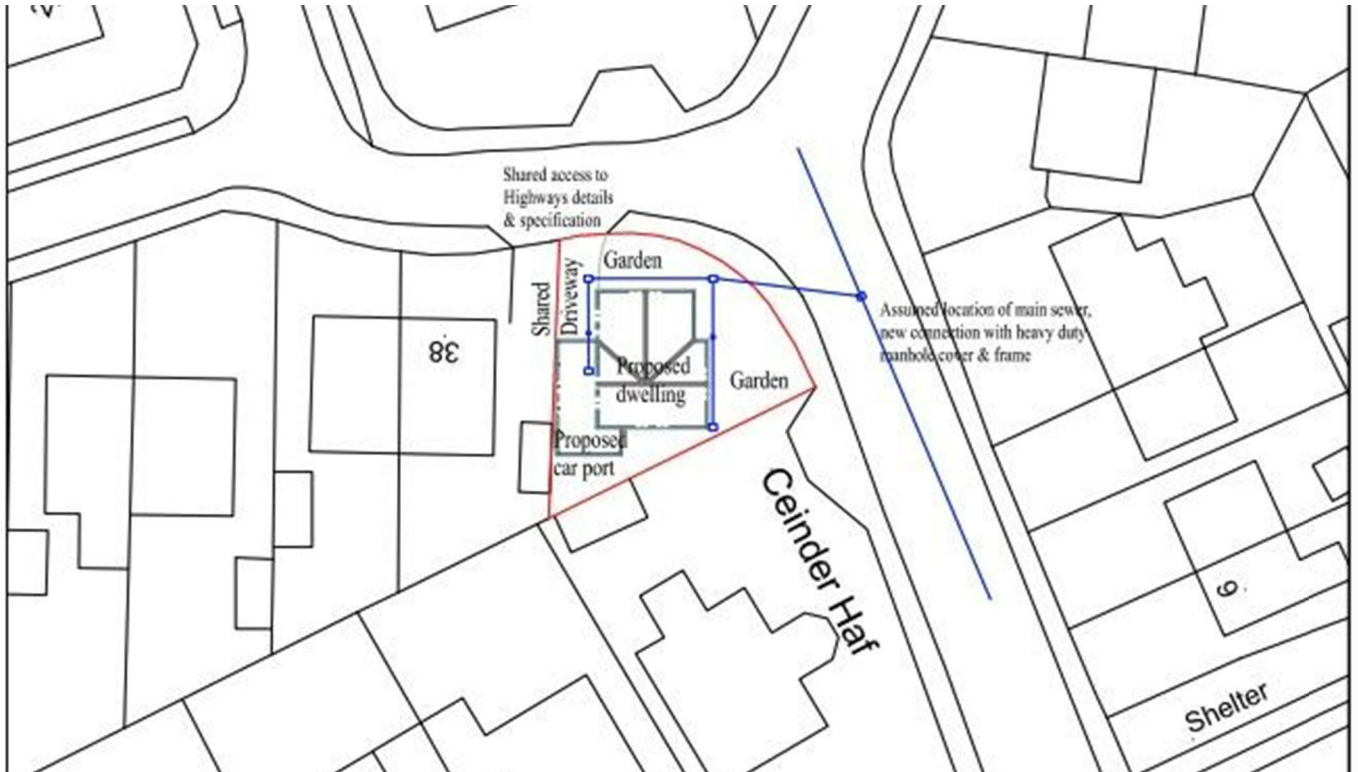
Plans have been approved for a detached bungalow with accommodation comprising: Entrance Hall, Lounge, Kitchen/Diner Master Bedroom with Ensuite, Second Bedroom and a Bathroom. Externally there is a shared driveway, carport and rear covered area.

Services

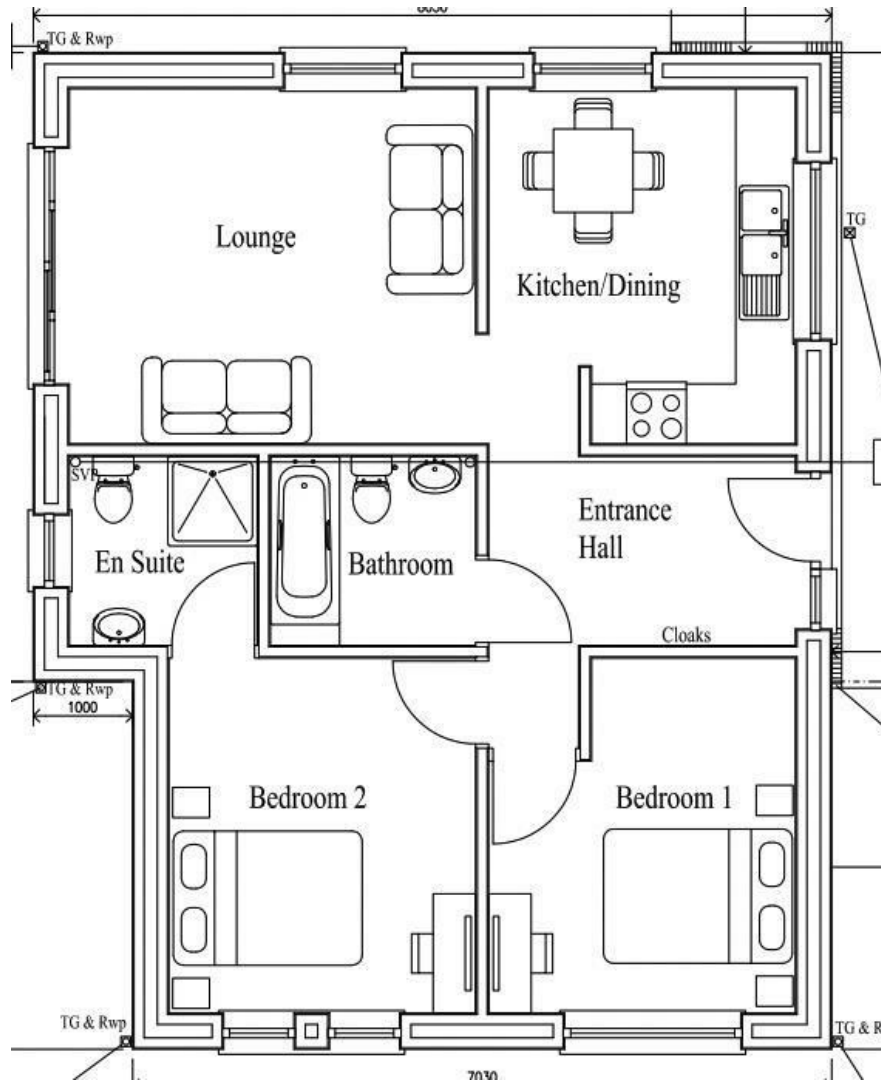
Services are not connected, but we understand that they are available in the council highway.

Tenure: Freehold

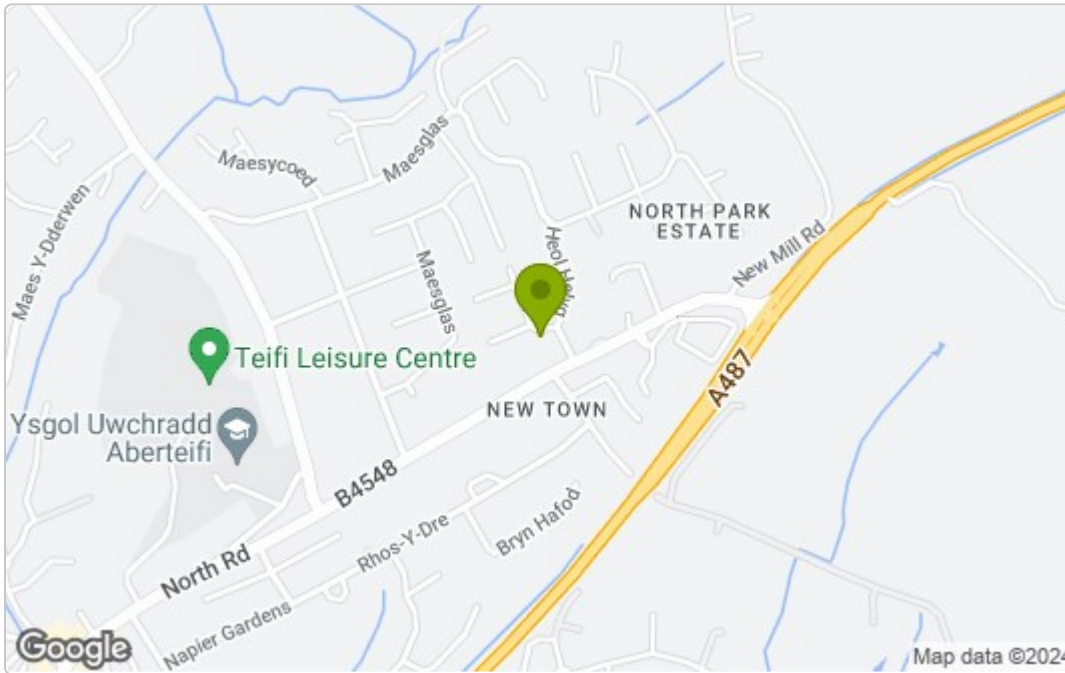
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agents.



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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