

**Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties**

**GERALD R.  
VAUGHAN**  
• ESTATE AGENTS •

**Valuers  
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**Est. 1998**

**www.geraldvaughan.co.uk**



- **FREEHOLD INDIVIDUAL (SELF-BUILD)  
LEVEL RESIDENTIAL BUILDING PLOT.**
- **SOUGHT AFTER AREA ON COASTAL BELT.**
- **JUST OFF A487 CARDIGAN TO ABERAERON  
ROAD.**
- **4 MILES ABERPORTH. 13 MILES  
ABERAERON.**
- **NO AFFORDABLE HOUSING  
CONTRIBUTION PROVISION.**
- **FULL PLANNING PERMISSION HELD IN  
PERPETUITY.**
- **1.7 MILES PENBRYN BEACH. 3 MILES  
LLANGRANNOG.**
- **9 MILES CARDIGAN AND NEWCASTLE  
EMLYN.**

**Plot 6 Penbryn Beach Road  
Sarnau  
Llandysul SA44 6PX**

**£110,000 OIRO**  
**FREEHOLD**

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**Telephone: 01267-220424 • Facsimile: 01267-238779**

**Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL**



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

*A most conveniently situated individual (self build) **RESIDENTIAL BUILDING PLOT** that has **no affordable housing contribution provision** situated fronting on to 'Penbryn Beach Road' (Council maintained) on the periphery of the coastal village community of Sarnau which in turn is located on the **A487 Cardigan to Aberaeron/Aberystwyth coastal road**, some **9 miles north of the Teifi valley Market town of Newcastle Emlyn and estuarial town of Cardigan**, is within **4.5 miles of Aberporth** and is located within **1.75 miles of Penbryn beach** (sandy beach). The **Teifi valley town of Llandysul** is some **10.5 miles distant** and the plot enjoys **ease of access to the holiday resort centres of New Quay, Llangrannog and Tresaith** that are located nearby along the beautiful varied Ceredigion coastline.*

The plot is level with a connection point for electricity in the pavement fronting the plot. Mains water is available.



## PLOT DIMENSIONS

Frontage 17m (55'). Average depth 35m (114').

*All dimensions mentioned in these particulars are approximate having been taken from the architects drawings supplied and therefore any prospective purchasers should satisfy themselves as to the accuracy of the same prior to agreeing to purchase the plot.*

## PLANNING PERMISSION

**Outline Planning Permission** was originally granted on the 18<sup>th</sup> March 2002 under planning reference No AO10050. **Approval of Reserved Matters** under planning application No AO41583 was granted on the 4<sup>th</sup> March 2005. A **Certificate of Lawful Use or Development (existing)** was granted on the 24<sup>th</sup> September 2018 under planning application No A180854. An application for a **Non-Material Amendment (Non-Live decision) affecting a variation of conditions Nos 10 and 12** was granted on the 2<sup>nd</sup> October 2018 under application No A180917. *A copy of the relevant planning consents are obtainable of the Agents' offices.*

**BUILDING REGULATION APPROVAL** has **NOT** been sought.

## APPROVED FLOOR PLAN

Full planning permission has been granted for the siting of a 4 bedroomed detached family house that would briefly comprise: -

### GROUND FLOOR

#### CANOPIED ENTRANCE PORCH

**RECEPTION HALL** 14' 5" (4.4m) in depth

#### SEPARATE WC

**FAMILY ROOM** 14' 5" x 10' 8" (4.4m x 3.25m)

**LOUNGE** 19' x 13' (5.8m x 3.95m)

**DINING ROOM** 13' x 11' 6" (3.95m x 3.5m)

**KITCHEN/BREAKFAST ROOM** 18' 1" x 11' 6" (5.5m x 3.5m)

**UTILITY ROOM** 11' x 10' (3.35m x 3.05m)

### FIRST FLOOR

**'GALLERIED' STYLE LANDING** 17' 11" (5.45m) in length

#### BUILT-IN AIRING/LINEN CUPBOARD

**MASTER BEDROOM 1** 13' x 13' (3.95m x 3.95m)

**EN-SUITE SHOWER ROOM** 6' 7" x 5' 9" (2m x 1.75m)

#### WALK-IN WARDROBE





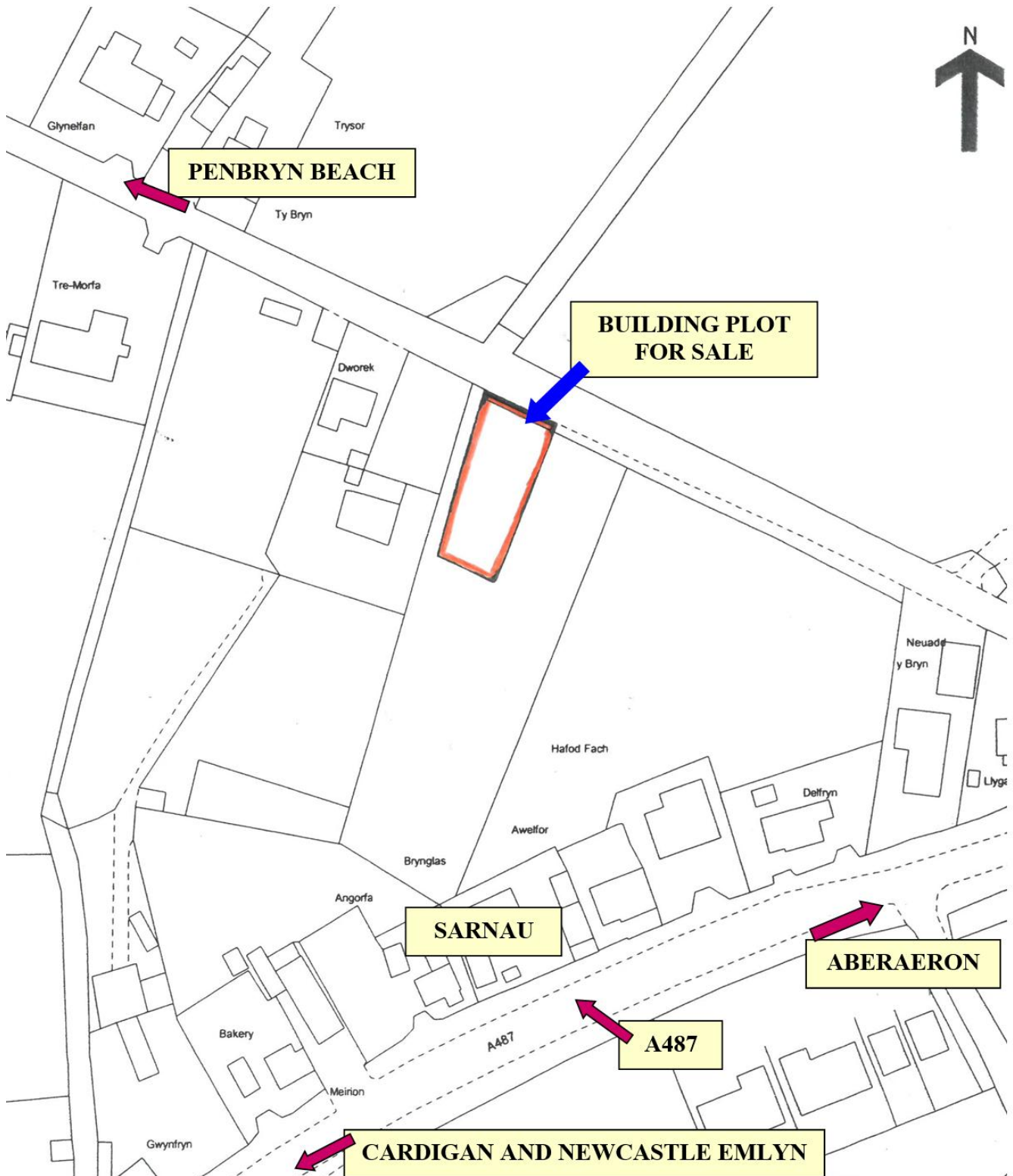
**REAR BEDROOM 2** 11' 6" x 11' 6" (3.5m x 3.5m)

**FAMILY BATHROOM** 8' 6" x 7' 9" (2.6m x 2.35m) overall slightly 'L' shaped

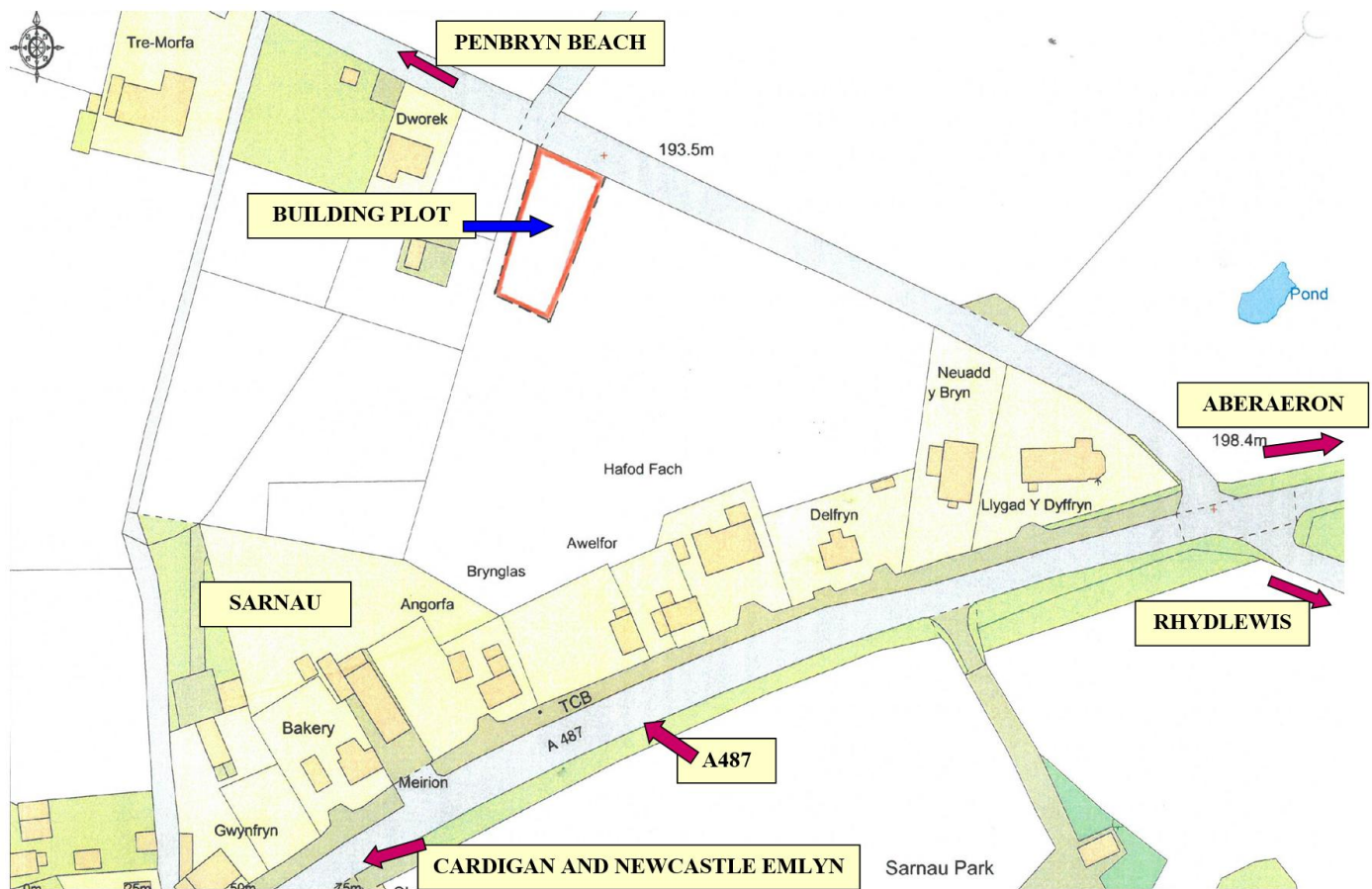
**FRONT BEDROOM 3** 12' 4" x 10' 8" (3.75m x 3.25m) plus built-in double wardrobe.

**REAR BEDROOM 4** 11' 6" x 10' 8" (3.5m x 3.25m) plus built-in double wardrobe

**INTEGRAL GARAGE** 18' 1" x 11' (5.5m x 3.35m)



**NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**



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**DIRECTIONS:** - The Plots may be approached from the **New Quay, Llandysul, Newcastle Emllyn and Cardigan** directions. **From Cardigan** the A487 Aberaeron/Aberystwyth Road north travelling through Penparc, Blaenannerch, Blaenporth, Tanygroes and having **past left hand turnings for Aberporth and Tresaith** and upon entering the village of Sarnau **turn left** for **Penbryn/Penbryn Beach** (signposted as you leave the village of Sarnau **opposite** the turning for Rhyd Lewis). Continue a short distance down this Council maintained district road and the Plots will be found on the **left hand side**.

**From Newcastle Emllyn** take the B4333 Cwmcou/Bryngwyn/Beulah Road north to **Tanygroes** and at the junction with the A487 **turn right for Aberaeron/Aberystwyth**.

**ENERGY EFFICIENCY RATING:** - TO BE ASSESSED

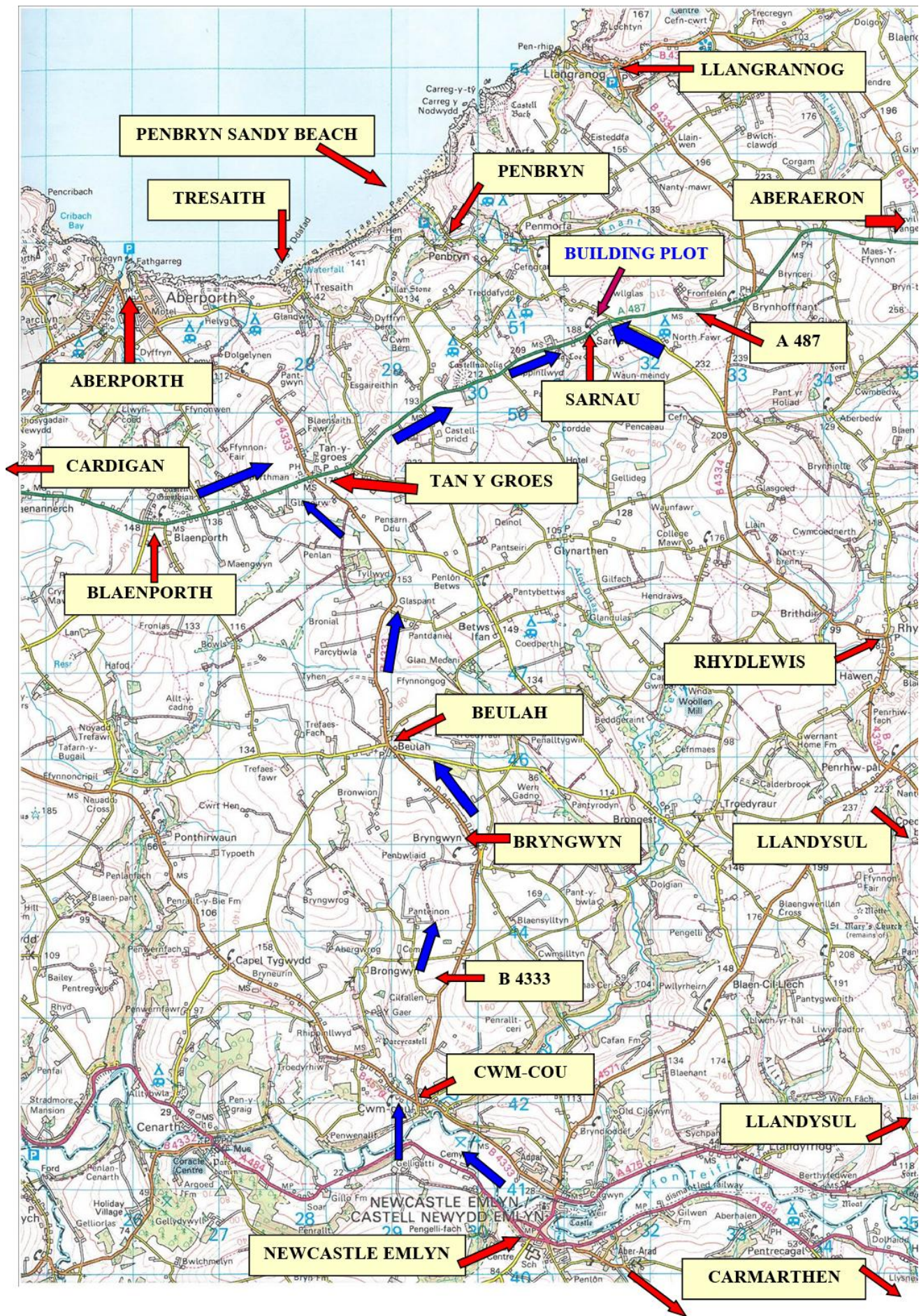
**SERVICES:** - Mains electricity and water are available. Private drainage. Telephone subject to B.T. Regs. **Prospective purchasers must satisfy themselves as to the cost and availability of connecting to any services prior to submitting an offer for the plot.**

**COUNCIL TAX:** - TO BE ASSESSED.

**LOCAL AUTHORITY:** - Ceredigion County Council, Aberaeron, Ceredigion SA46 0PA.  
Telephone No 01545 – 570881.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.





## VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

29.01.2026 - REF: 7196