



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



*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 18th March 2002 under planning reference No AO10050. **Approval of Reserved Matters** under planning application No AO41583 was granted on the 4th March 2005. A **Certificate of Lawful Use or Development (existing)** was granted on the 24th 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 2nd 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 bedoomed 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



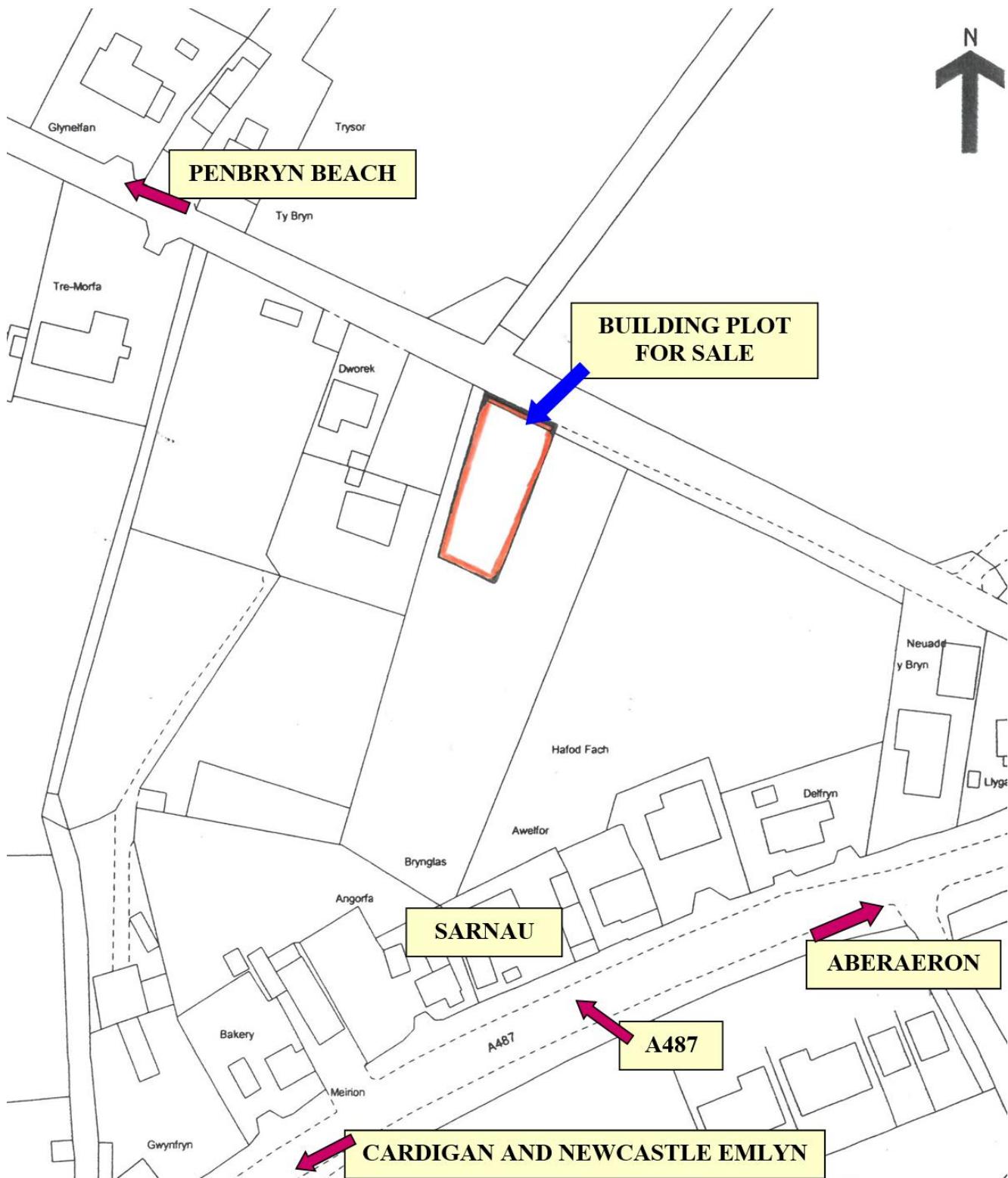
REAR BEDROOM 2 11' 6" x 11' 6" (3.5m x 3.5m)

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

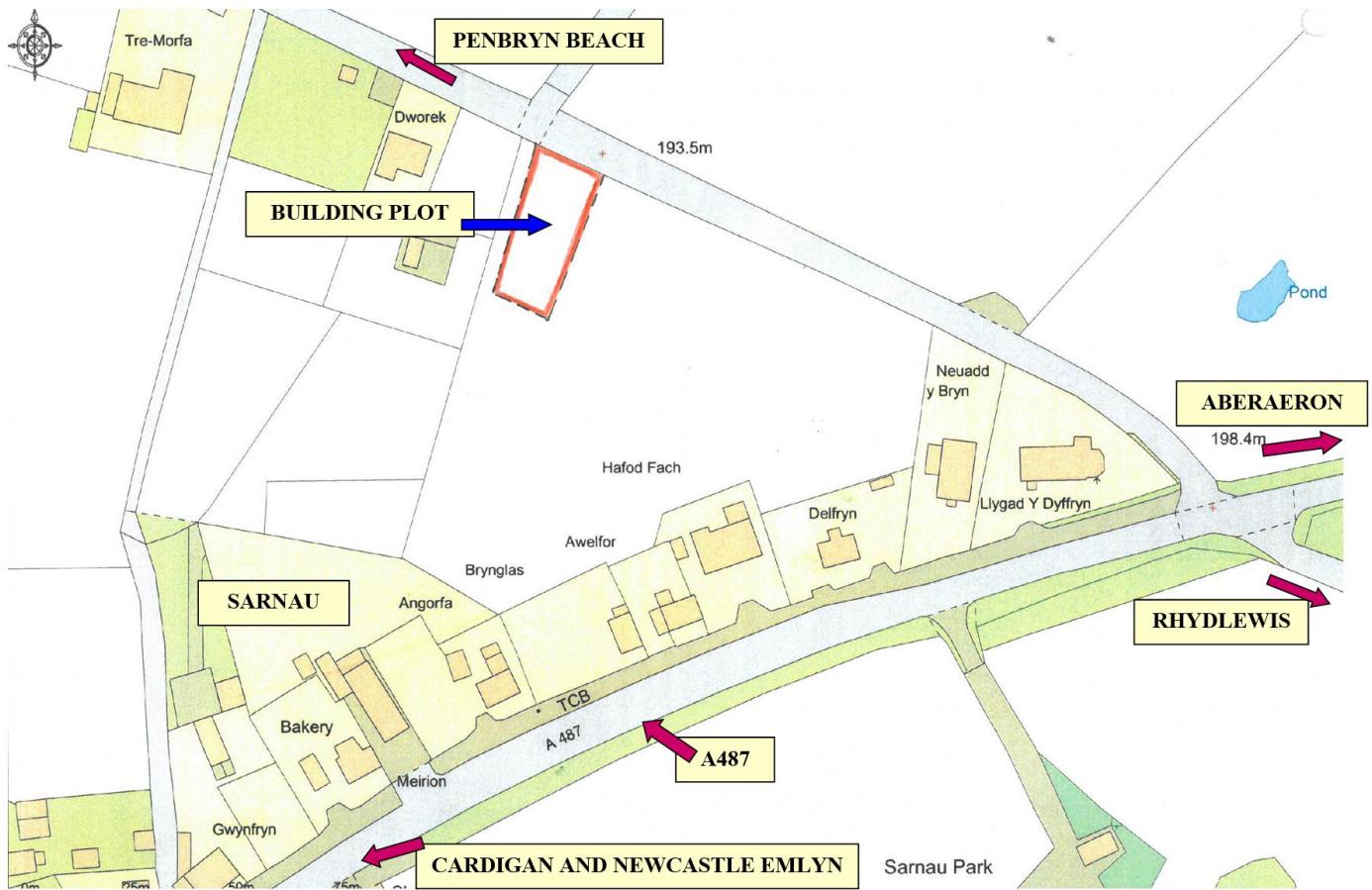
FRONT BEDROOM 3 12' 4" x 10' 8" (3.75m x 3.25m) plus built-in double wardrobe.

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 maybe approached from the **New Quay, Llandysul, Newcastle Emlyn 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 Rhydlewes). Continue a short distance down this Council maintained district road and the Plots will be found on the **left hand side**.

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

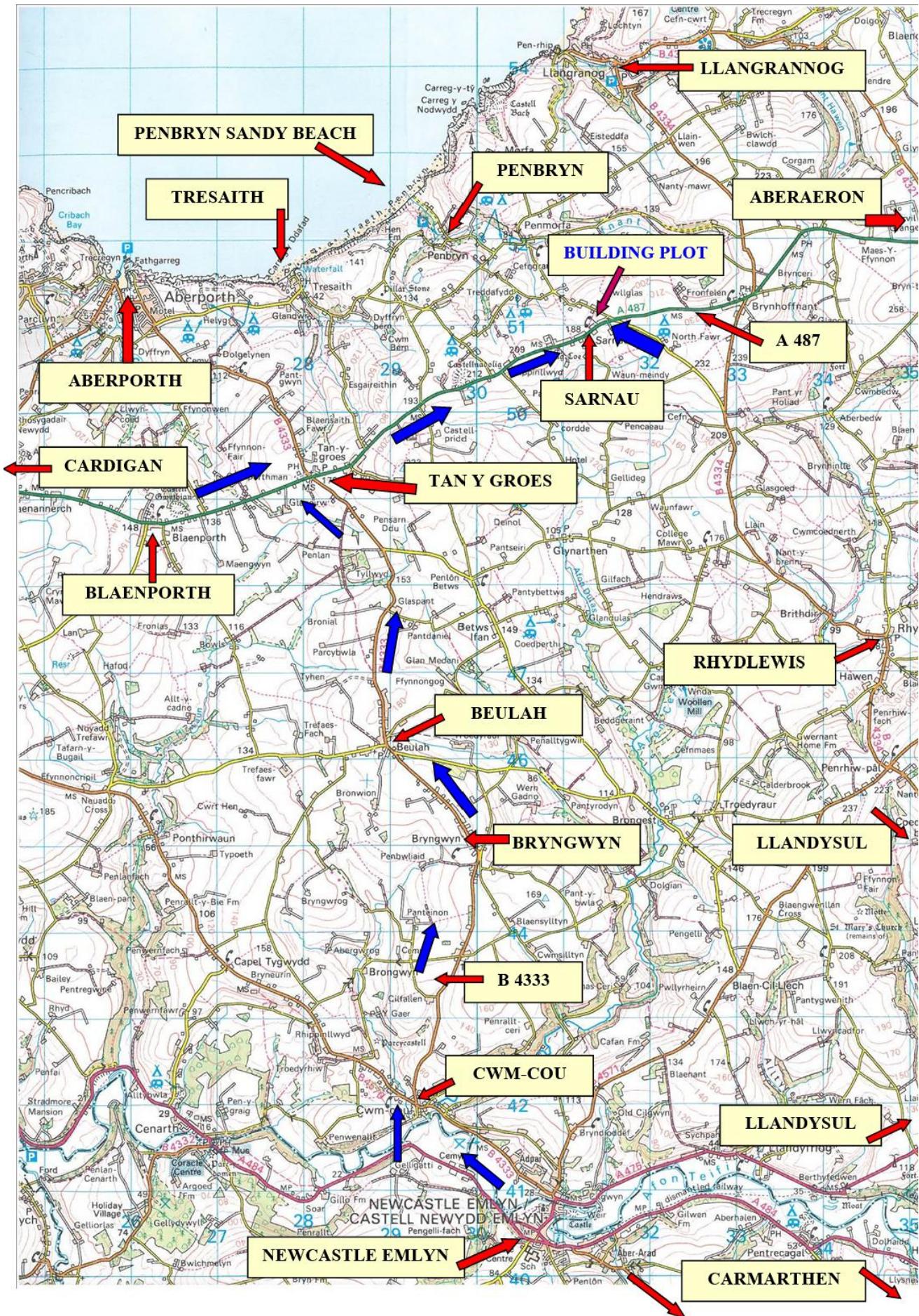
ENERGY EFFICIENCY RATING: - TO BE ASSESSED

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