



Cidigill , Blaenffos, SA37 0HZ

£475,000

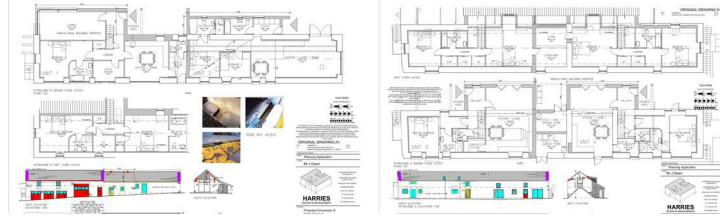
A rare and exciting opportunity to acquire a range of farm buildings within 18 acres of land, the barns have previously been granted planning consent to be converted into four residential units and as some work has started, the vendors are currently applying for a certificate of lawfulness. A number of the fields have recently been reseeded and new fencing installed. The large sheds have the benefit of stabling being installed, making this an ideal opportunity for an equestrian enthusiast.

Situation

The property benefits from two access points from the main A478, between the village of Blaenffos and its larger neighbour, Crymych, which is approximately 1 mile away and provides junior and secondary schools, various shops, convenience store, petrol forecourt, public house, rugby club, etc. Cardigan town is about 9 miles north.

Whilst not in the Pembrokeshire Coast National Park, the property enjoys fine views from the rear towards the Preseli Mountains and Cardigan Bay.

Planning Consent



Planning consent was granted by Pembrokeshire County Council on 19th July 2012, under application number 12/0337/PA for change of use of outbuildings into 4 residential units.

An application for certificate of lawfulness is currently being processed and we await the outcome.

Site Plan



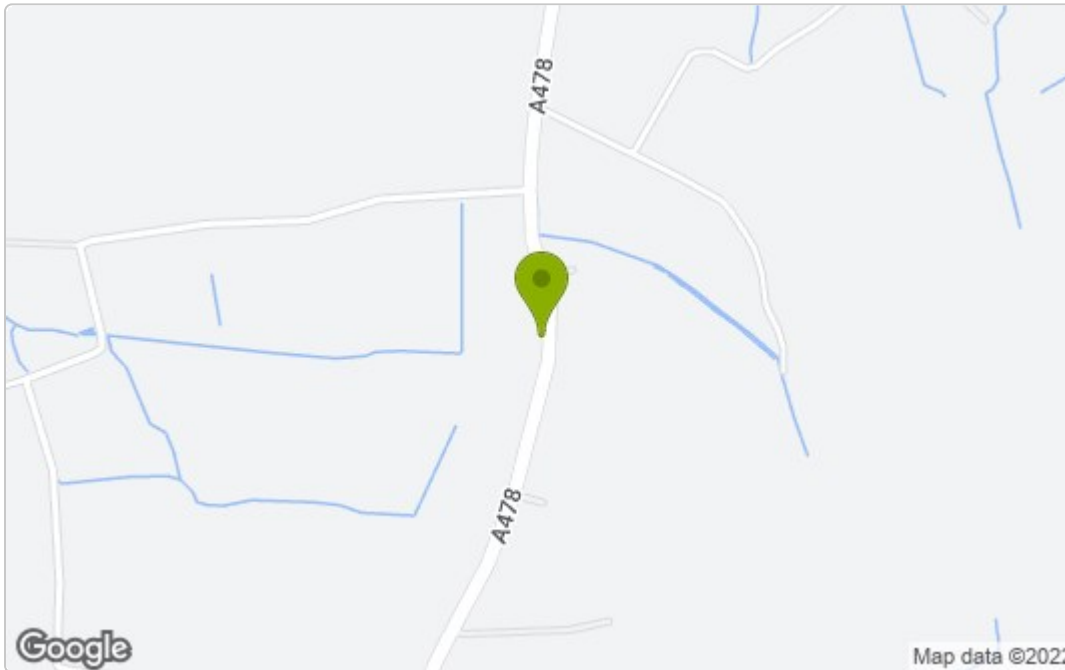
Sheds




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