

## Plot 4, Crib Y Gwynt , Ferwig, SA43 1QA

£60,000

An excellent opportunity to acquire a building plot in the favoured village location of Ferwig, the plot has planning consent granted in 2020 for a Erection of an affordable dwelling. Plans are available from the agents.

We understand from the owner that water is on the plot, with electric on site.

The proposed accommodation comprises: Hall, Open Plan Living/Kitchen/Dining, Utility Room, W.C. Three Bedrooms, one of which will have en-suite facilities and a family bathroom. Garage, Gardens and Parking.

## Situation

The rural village of Ferwig is situated 2.6 miles North West of Cardigan town. A bustling market town dating back to 1093, Cardigan is situated on the edge of the estuary of the River Teifi. A major trading port and shipbuilding area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, supermarkets, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

## Services

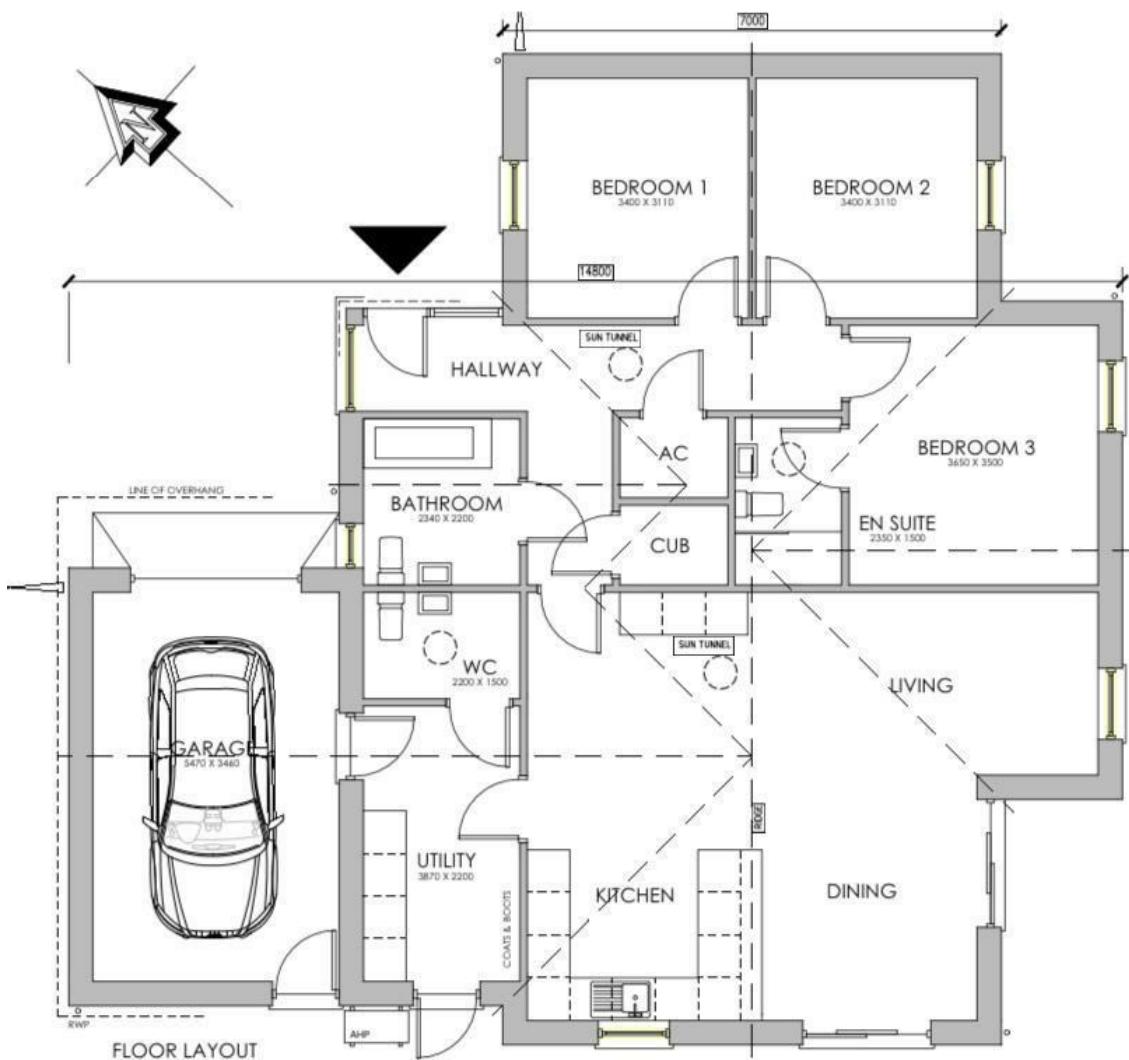
To be connected, but we are advised that electricity is already on site with water at the building plot. The vendor advises that the cost of the connection into the mains drainage has been paid.

Local Authority: Ceredigion County Council

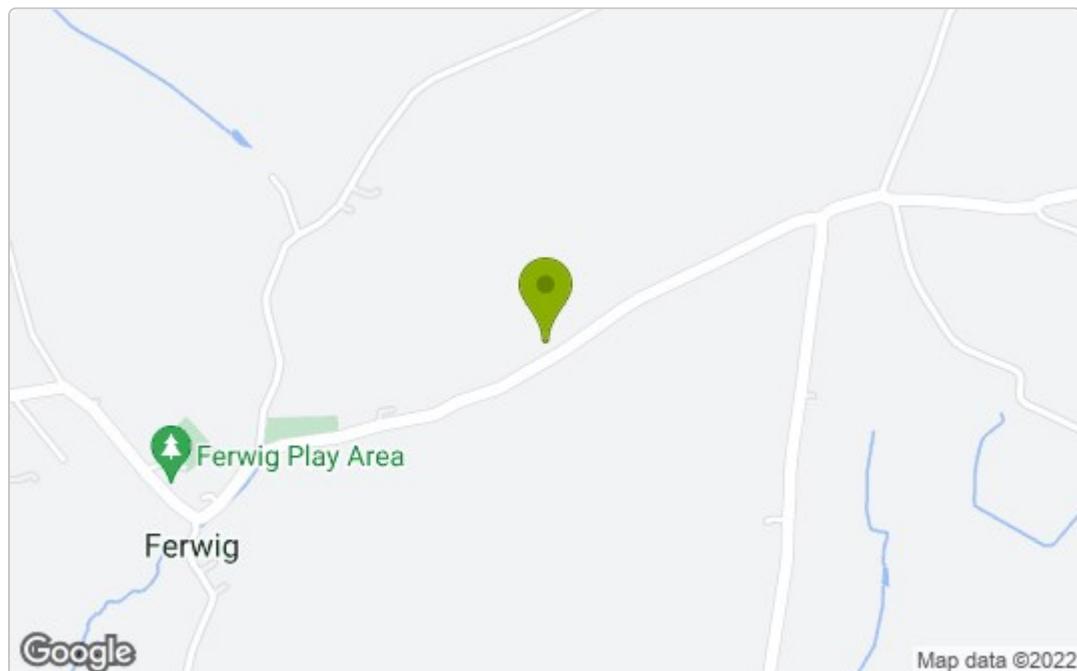
Planning Reference: A200764

This permission is subject to a section 106 agreement.

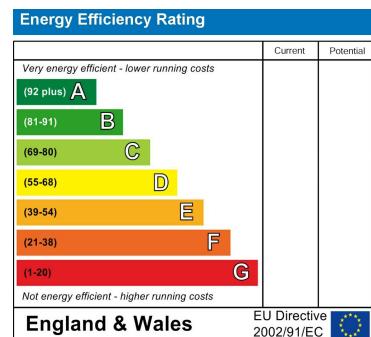
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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