

**Plot 1, Ty Gwyn Cottages , Ynyslas  
Borth Ceredigion SY24 5LA  
Guide price £100,000**



## An opportunity has arisen to acquire

a building plot at Ynyslas with planning permission recently granted for the erection of a holiday home.

The building plot is well situated at Ynyslas which is within close proximity to the Dyfi Estuary and the coastal resort of Borth. Planning permission has recently been granted for the erection of 2 holiday homes one of which we are offering for sale.

The coastal resort of Borth is but a short distance from Ynyslas, both are linked by Borth and Ynyslas Golf Course. Borth provides for a good range of local amenities to include general stores, post office, primary school and public houses. The university and market town of Aberystwyth is some 9 miles or so travelling distance to the south. The town having a good range of both social, leisure and educational facilities. The market town of Machynlleth is some 12 miles or so to the North and the beach and the Dyfi Estuary are within a short distance.

A copy of the planning permission is included with these sales particulars for your information. Please refer to Condition 4 – namely the holiday units here by granted planning permission shall be occupied for holiday purposes only and also Condition 5 – which states that the property shall not be occupied as a person's sole or main place of residence.

## TENURE

The plot is Freehold.

## SERVICES

Mains electricity, water and drainage are at hand or near by.

## VIEWING

Strictly by the appointment with the selling agents Aled Ellis & Co, 16 Terrace Rd, Aberystwyth, Ceredigion. 01970 626160 or [sales@aledellis.com](mailto:sales@aledellis.com)

## GENERAL

We attached with the sale particulars a location plan for identification purposes highlighting the location of Plot 1 at Ynyslas. We also include a block plan of the site and plans showing the elevations section together with the purposed ground floor and first floor accommodation.

Please also refer to the image of the dwelling as proposed when completed.

## INTERNET

There is Fibre connected in Ynyslas. Here are the following speeds -

PING - 12 ms

DOWNLOAD - 237.10 mb/s

UPLOAD - 49.58 mb/s

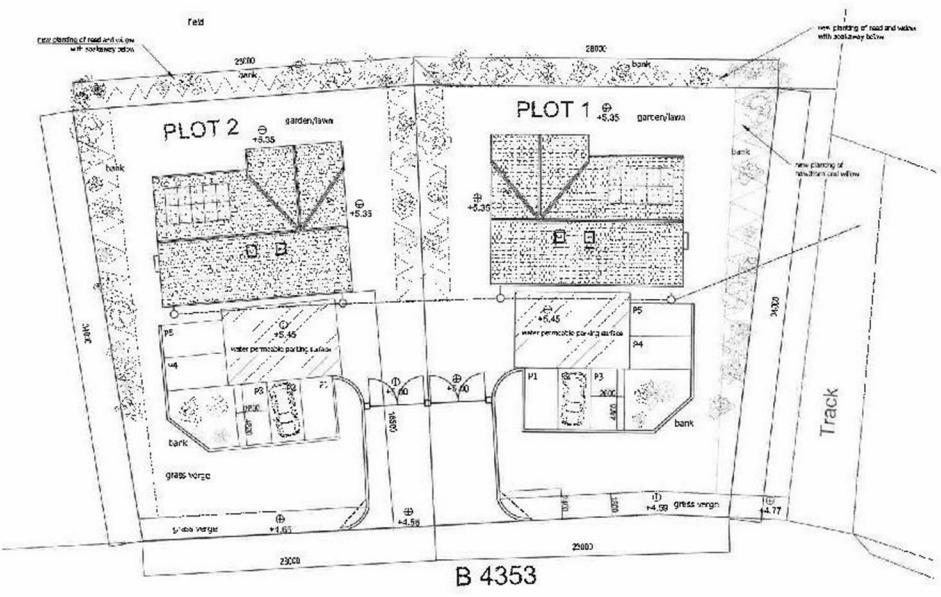
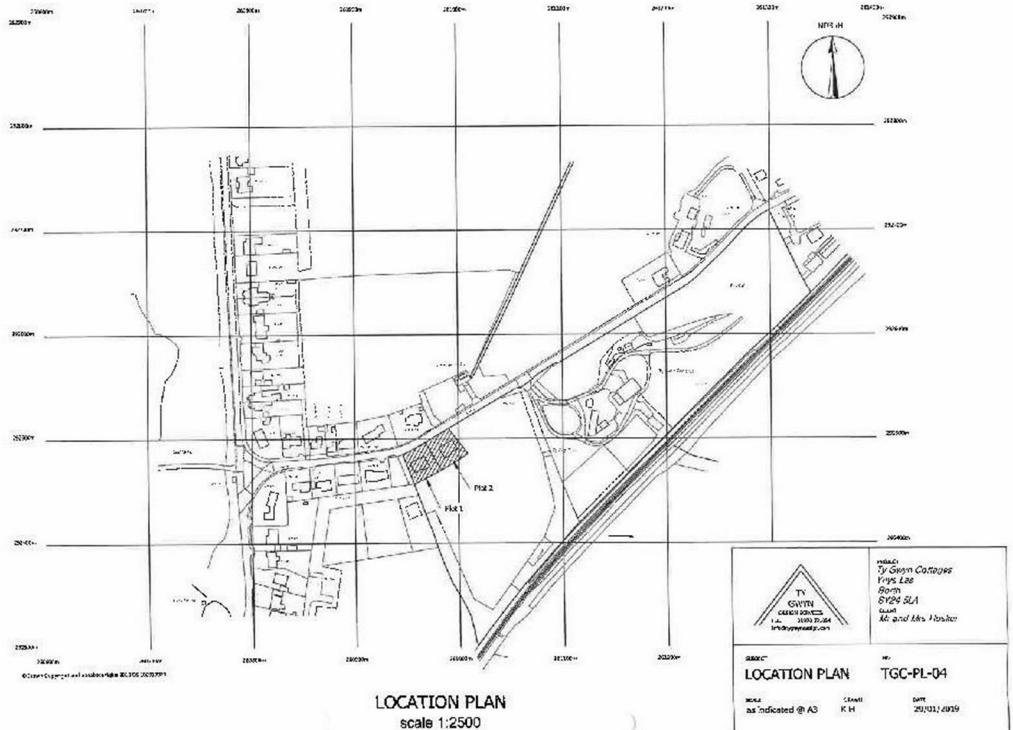
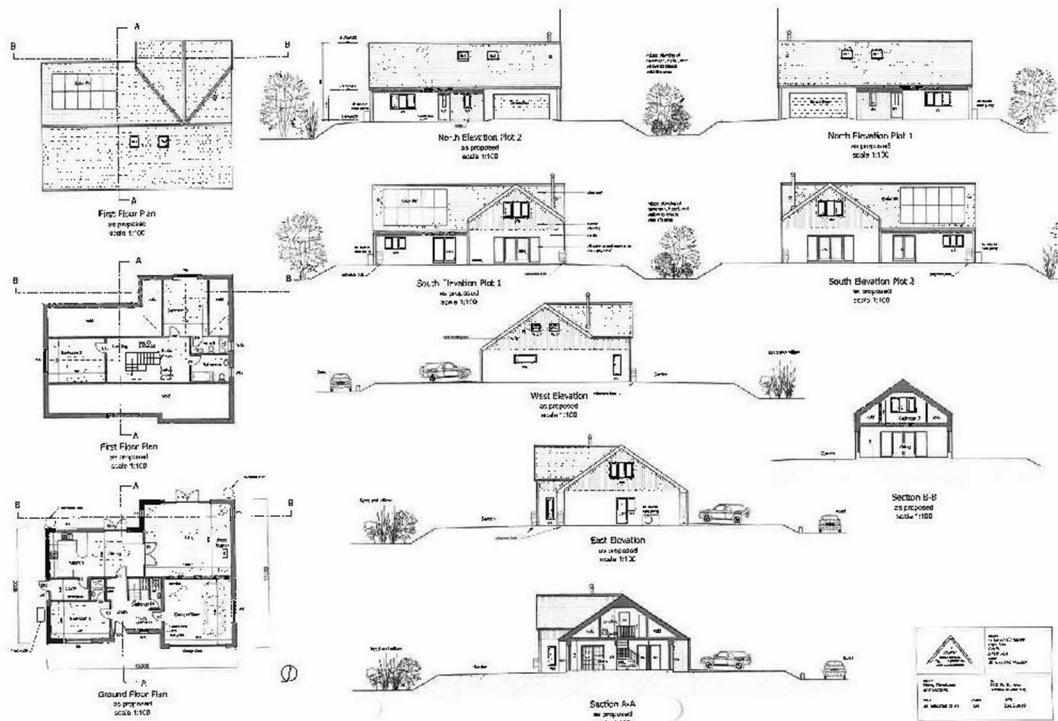
## PROPOSED ACCOMMODATION

Ground Floor- living room, kitchen/dining room, utility room, bedroom 1 with en suite showeroom.

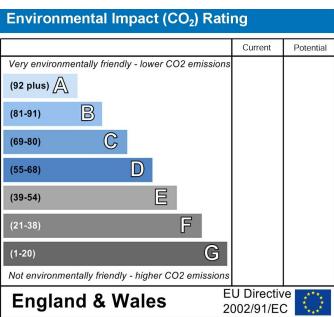
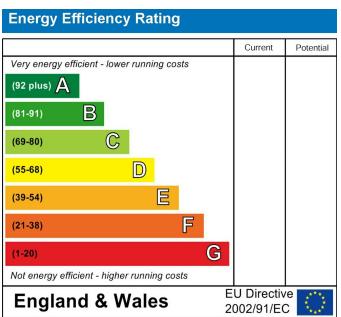
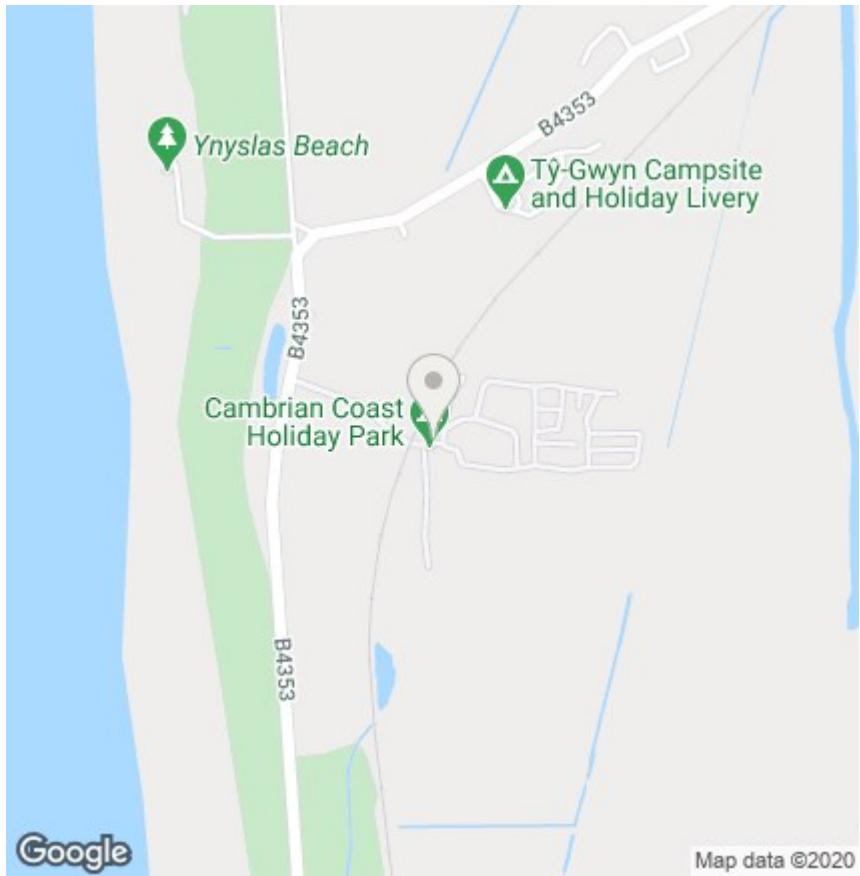
First Floor - two bedroom (one with ensuite) and bathroom.

## DIRECTIONS

From Aberystwyth take the A487 coastal trunk road north up Penglais Hill to Bow St, on the northern edge of the village turn left to Borth (signposted) and proceed to Borth. Proceed down the main thoroughfare to Ynyslas. The plot is on the right hand side denoted by a for sale board.



**SITE/BLOCK PLAN**  
as proposed  
scale 1:200



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