



Land at Cae Rhos , Bronant
Aberystwyth Ceredigion SY23 4JD
Guide price £115,000



22 acres of land with road frontage, well situated on the edge of the village.

LAND AT CAE RHOS
BRONANT
ABERYSTWYTH
CEREDIGION
SY23 4JD

PRICE GUIDE £115,000

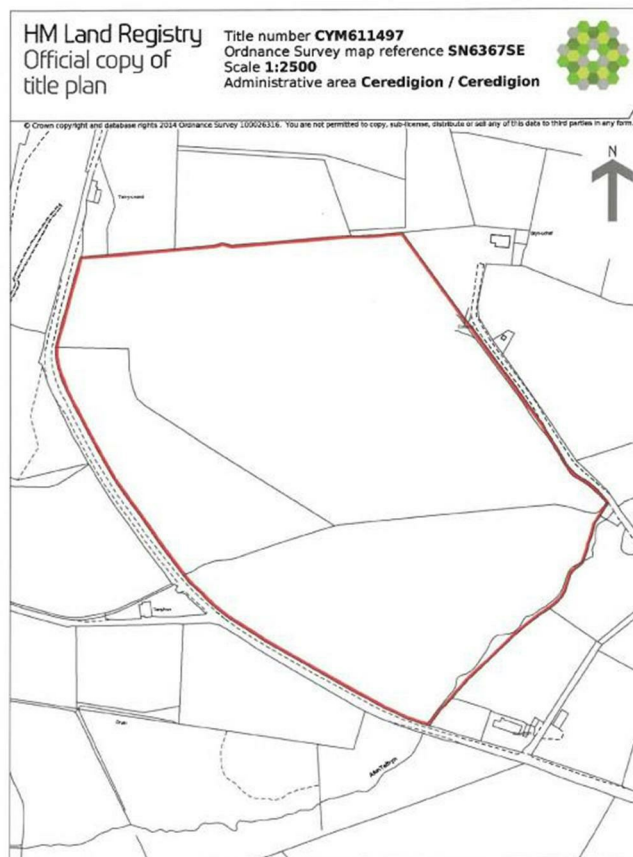
SITUATION

The land is situated at OS grid reference SN63613 67314, on the edge of Bronant and is approached off an unclassified council maintained road which proceeds eastwards from the centre of the village. Bronant has limited local amenities but a wider range of facilities are available at Aberystwyth some 13 miles or so travelling distance on the coast and at Tregaron which is a further 5 miles or so in land.

DESCRIPTION

The land amounts to 22.6 acres or thereabouts and is level to gently sloping in nature and all parts are easily accessible. The Rhosdir can be predominantly wet in nature especially during the winter months, The land provides for useful and productive grazing during the summer months.

LAND REGISTRY



This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

The land is a registered title - Title Number CYM 611497. A plan of the land registry plan is included with these particulars for identification purposes only.

TENURE

Freehold

SERVICES

Natural water source

VIEWING

The land can be viewed at any time. Please ensure that all gates are left secure on departure.

DIRECTIONS

From Aberystwyth proceeds south on the A487 trunk Road to Llanfarian before turning left onto the A485 Tregaron Road. Proceeded through the villages of Llanilar and Lledrod to Bronant. in the centre of the village turn right opposite the school and proceeded for about a quarter of a mile, and the land is denoted by a for sale board on the right hand side. What 3 words - revamping.starred.hurry





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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