



**Building Plot 38 Brynglas Road, Llanbadarn fawr
Aberystwyth Ceredigion SY23 3QR**

Guide price £100,000



SITUATION

The plot is situated in an elevated mainly south facing location a mile inland from Aberystwyth town centre. The plot is convenient to the University, National Library of Wales, Bronglais Hospital, Plascrug Leisure centre and Penweddig school. Local amenities are nearby at Llanbadarn and Parcyllyn.

DIRECTIONS

From the office proceed to the bottom of Penglais Hill before turning right on to the A44 Llanbadarn Road. Turn left opposite the Ambulance station. Proceed up the hill and bear left, the building plot is on the left hand side and is denoted by a for sale board. What 3 Words - horseshoe.normal.tile

PLOT DIMENSIONS

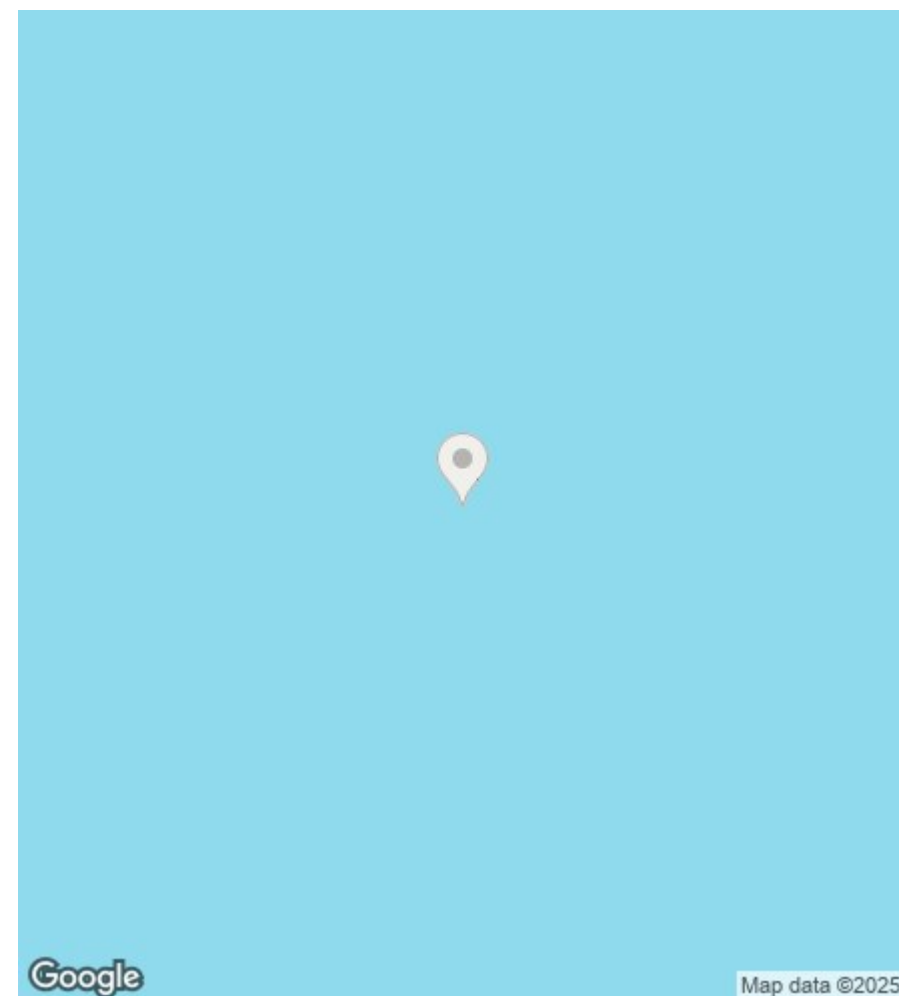
A large sloping plot approximately 31m x 15m.

PLANNING PERMISSION

A copy of the planning permission A201045. Is included with the particulars together with a plan for identification purposes.

SERVICES

Buyers must make their own enquiries. We believe that all the main services are at hand.



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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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EU Directive 2002/91/EC		

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