



## **Land at Clettwr Terrace, Pontsian, Llandysul, SA44 4TU** **Offers in the region of £10,000**

Nestled in the charming country village of Pontsian, Llandysul, this small parcel of land presents a unique opportunity for those seeking a tranquil setting to create their dream project. Bordered by the picturesque River Clettwr at the rear, the land offers a serene backdrop that enhances its appeal.

The potential for planning permission opens up exciting possibilities, allowing you to explore various development options, subject to the necessary consents.

Set against the stunning natural beauty of the Welsh countryside, whether you envision a family home or an investment opportunity, this parcel of land in Pontsian is a rare find that invites you to turn your vision into reality.



## DESCRIPTION AND LOCATION

A small parcel of land located within the picturesque country village of Pontsian, conveniently located some 5 miles from Llandysul and 9 miles Newcastle Emlyn, both towns offering an excellent range of local amenities with the beautiful Ceredigion coastline only a half hour drive. The plot, which enjoys a lovely setting backing on to the River Clettwr, has good road frontage with post and rail fencing, is overgrown and in need of work but offers potential to develop, subject to the necessary planning consent.



## PLEASE NOTE



Neighbouring property have access over the area highlighted blue on the attached plan to access gardens which adjoin the plot.

## PLANNING CONSENT

There is no planning consent on the land and we would advise potential buyers to make their own enquires with Ceredigion County Council.

## SERVICES

We are not aware that there are any services connected to the site and would recommend potential buyers to make their own enquires as to the location of services and any connection costs.

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

## CONTACT NUMBERS

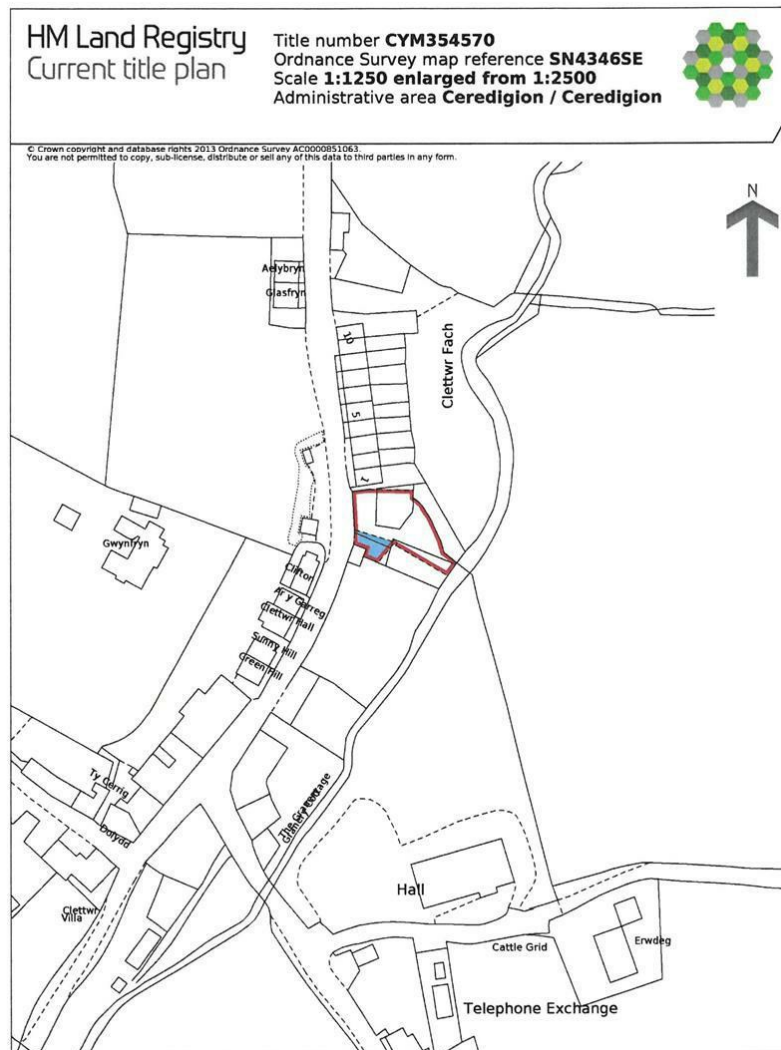
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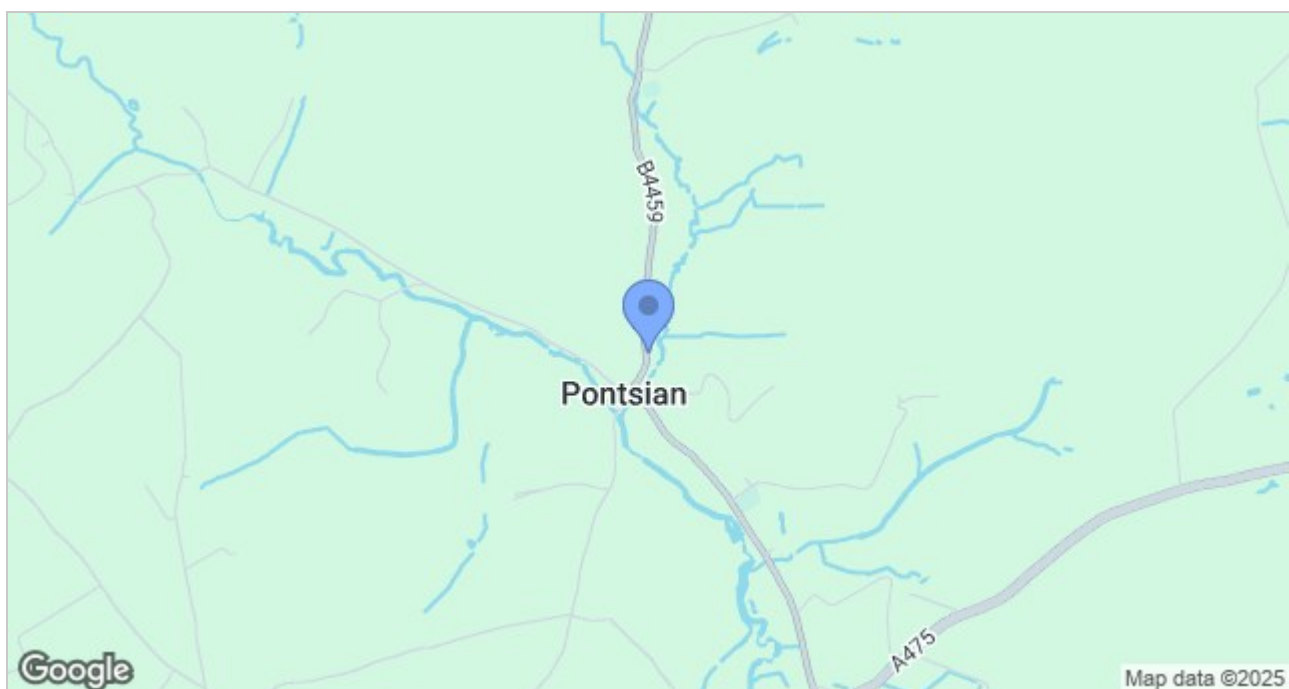
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## Floor Plan



## Area Map



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