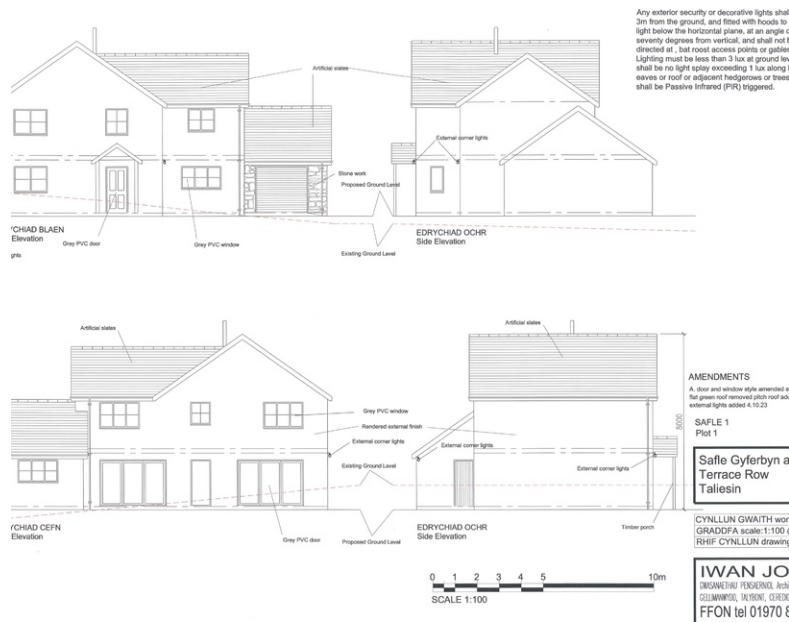
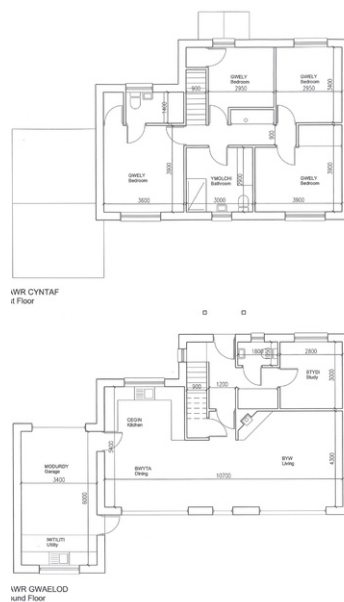
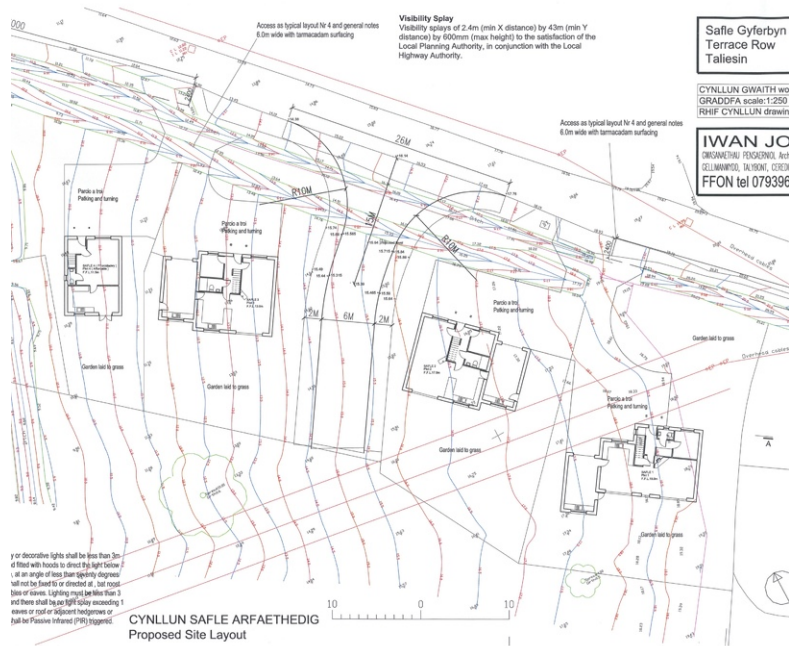




4 Bedroom Detached House
Plot 1 Opposite Terrace Row Taliesin
Machynlleth, SY20 8JL

ASKING PRICE: £155,000
www.iestynleyshon.com



Plot 1 Opposite Terrace Row, Taliesin, Machynlleth, SY20 8JL

This is an excellent opportunity of purchasing a freehold building plot with full planning permission to erect a detached dwelling. Plans have been prepared for plot 1 to build a four bedroom detached house with garage. This is a good size plot to develop a family size house with spectacular distant views over farmland towards the coast. The building plot is sold with full planning permission. Copies of the building plans are available on request.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Situation & Location

The building plot is conveniently located to the village along a country lane leading to Llancynfelin which connects to the Ynyslas/Borth road. The village of Taliesin is convenient to neighbouring villages of Tre'r Ddol and Talybont which offer a comprehensive range of everyday amenities. The University town and seaside resort of Aberystwyth lies some 9 miles South and offer a excellent social educational and shopping facilities. the market town of Machynlleth lies some equal distance to the North and offers comprehensive range of everyday amenities.

Planning Permission

Planning permission has been granted to build the plot in accordance with the architects plans under Application number A200727.

Plot 1

Front entrance door leading to Hall with stairs to first floor and doors to Cloak Room with WC and wash hand basin. Study with window to front. Open plan living space with Lounge, stove fire and large patio doors to outside rear. Dining Area with patio doors to outside rear. Open plan kitchen area with window to front. Door to Integral Garage with utility area.

FIRST FLOOR

Central Landing with doors to two front bedrooms with windows to front. Bedroom to rear with window. Family Bathroom with shower cubicle panel bath wash hand basin WC. Main Bedroom with window to rear and Ensuite facility to front.

Outside.

Shared splay entrance driveway to turning and parking area front access to side leading to rear Garden with a warm sunny aspect. [Services](#) Main services are close by.

General

Introducing idyllic building plots in a rural oasis, offering distant coastal views and the freedom for personalized design. This serene location provides a blank canvas for your dream home, where creativity knows no bounds. Enjoy the tranquillity of countryside living while essential amenities remain easily accessible. Embrace the opportunity to create your sanctuary amidst nature's beauty, where every detail reflects your unique vision. Don't miss out on this chance to craft the perfect retreat tailored to your desires. This an excellent opportunity of purchasing a freehold building plot and to have your own input into the style of house. For further details please apply to Iestyn Leyshon Estate Agent 01970 626585. Who will be pleased to arrange your viewing.