DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET

COMMERCIAL
MASNACHOL

LLANFAIRFECHAN

Plot 81, Cae America, Llanfairfechan, Conwy LL33 0SJ

SALE: £110,000



- Large building plot with extant outline planning permission for one dwelling
- Application Number: APP/T6905/A/02/1082816 approved August 2001
- Fully serviced plot measuring some 1/3 acre
- Located on the fringes of the popular residential development of Cae America in Llanfairfechan
- Elevated location should allow far reaching views across the Bay towards Anglesey & Puffin Island

Viewing / Enquiry
01286 676760 / 01248 353544

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LOCATION
The plot is situated in the centre of a small self-build development adjoining the Cae America estate in the upper part of Llanfairfechan. The village sits just off the A55 Expressway mid-way between Bangor and Llandudno and boasts an extensive beach and promenade with a boating lake alongside. Other attractions include a bowling green and golf club and the village centre has a variety of shops, cafes, public houses, primary school and a community hall.

DIRECTIONS
From our Bangor office, proceed to Llanfairfechan. Turn right at traffic lights and bear right up past shops then bear left into Bryn Rd. Continue up the hill and turn left into Cae America then 1st right in estate and plot is facing you at far end on the right hand side.

TENURE
We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

VIEWING/ACCESS
All prospective purchasers wishing to physically inspect the plot can gain access by contacting Dafydd Hardy Estate Agents.

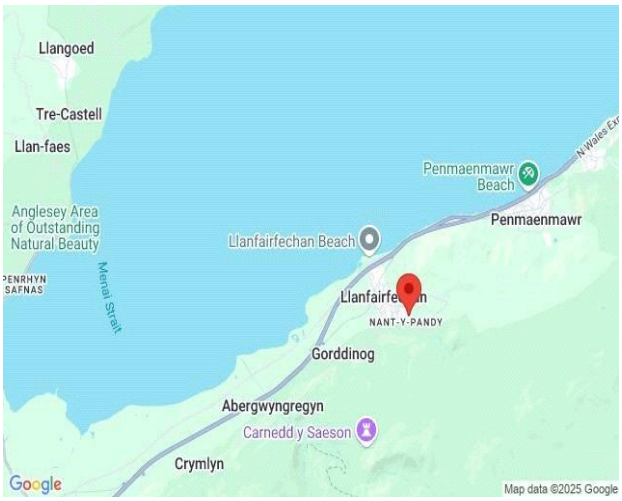
SERVICES AND UTILITIES
We have been informed that mains electricity gas and water are available in the road.

LEGAL COSTS
Each party will be responsible for their own legal costs incurred in this transaction.

VAT
Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

MONEY LAUNDERING REGULATIONS
We are obliged to verify the identity of any proposed purchasers/tenants once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering. This is a legal requirement.

Contact: Commercial/Land & New Homes Dept.
Tel: 01286 676760 / 01248 353544
Email: commercial@dafyddhardy.co.uk





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