



**DEVELOPMENT OPPORTUNITY**  
Dolycoed, Llanwrthwl, Powys

**Carter Jonas**

# DOLYCOED, LLANWRTHWL, LLANDRINDOD WELLS, POWYS, LD1 6NU

A superb opportunity to acquire a development site with planning permissions in place to build two four bedroom detached houses with large gardens and stunning views at the end of a no through road.

The entire plot extends to just under one acre and is enclosed by a dry stone wall and post and rail fencing. The site offers a southerly aspect, with stunning views across the valley to the front and over farmland to the rear with the hills in the distance.

The permission in place allows for two separate driveways from the lane to the two dormer bungalows set in the middle of their gardens with garaging off street parking and a south facing aspect with incredible views.

## SITUATION

The property is located next to The Old Rectory, towards the end of a "no through" road, which turns into a bridle path leading straight onto National Trust moorland. Bird and wildlife are noteworthy with red kites flying overhead. Nearby is the famous Elan Valley with protected 70 square miles of protected open land with its large reservoirs used as practice runs for the Dam Busters.

The valley is noted for its beautiful setting and outdoor pursuits with excellent fishing, walking, and riding in the area.

The village lies between the towns of Llandrindod Wells and Rhayader, on the River Wye and River Elan. It lies in the centre of Wales, with the coast at Aberystwyth being 38 miles west and Hereford 48 miles to the east.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Viewing:** Strictly by appointment with Carter Jonas.

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## A SUPERB OPPORTUNITY TO ACQUIRE A DEVELOPMENT SITE WITH PLANNING PERMISSIONS IN PLACE TO BUILD TWO FOUR BEDROOM DETACHED HOUSES WITH LARGE GARDENS AND STUNNING VIEWS.



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Offices throughout the UK

## IMPORTANT INFORMATION

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