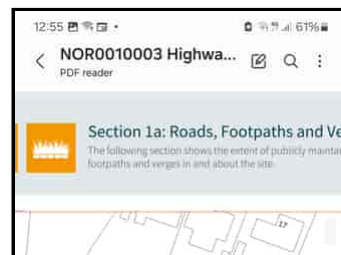


Plot of Land in Parc Yr Onen, Carmarthen Town. Commanding views overlooking Town. Within Planning Limits



Plot at, Parc-Yr-Onen, Carmarthen. SA31 1ED.

£50,000

REF: D/2200/NT

A plot of land within the planning limits of the Council town plan. 55' frontage narrowing to 33' with over 100' depth. The plot affords a commanding position with views overlooking town. Situated set back off Parc yr Onen street. The current owner will be putting an application into the council for planning for a 3 bedroomed bungalow. The price advertised is a buy it now price.



LAMPETER
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Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

Land

A plan is available of the land which amounts to 0.125 of an acre. The plot has not been measured but according to the plan has a frontage of 55' narrowing to 33' across the rear with 100' approx depth.

Planning

There is no planning consent to the land and the asking price is purchasing as seen. The owner will be applying for planning soon and the asking price will be adjusted at the time that planning consent is gained and the decision is known.

Services

The services are nearby but prospective purchasers should make their own enquiries regarding the cost of connections.

Tenure

We are informed by the vendor that the property is freehold.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

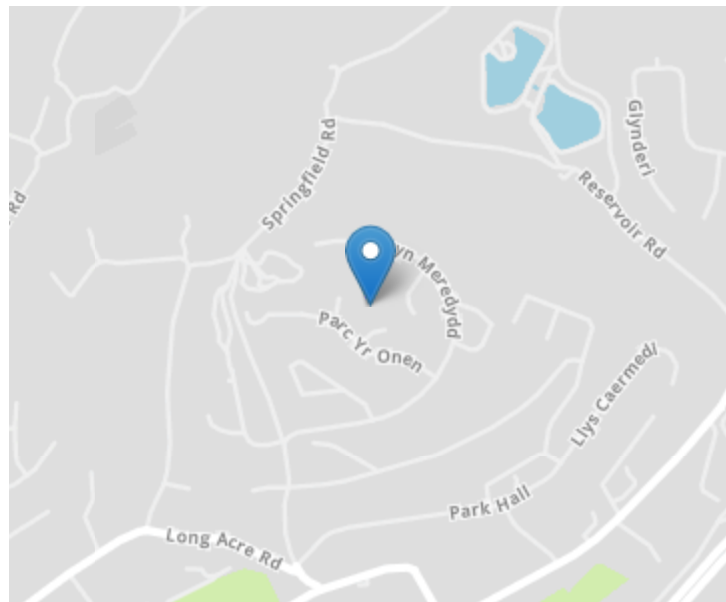
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions : From the office turn right into Water Street and at the traffic light turn right into St. Catherine Street and carry onto Barn Road and at the roundabout take the first junction off through Richmond Terrace. Turn left after passing the council offices entrance into Capel Ifan Road. Carry on up the hill and at the top turn into Parc Yr Onen. The entrance will be found after a short distance on the right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

All properties are available to view on our website - www.morgananddavies.co.uk . Also on our FACEBOOK Page - www.facebook.com/morgananddavies . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page.

For further information or to arrange a viewing on this property please contact :

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