

*Going to Live Auction. Prime Re Development Site. Currently With A 3 Bedroom Detached Derelict Bungalow. Large Plot with Far Reaching Views. No Near Neighbours Gives This A Rare Opportunity*



Penmount, Mountain Road, Trimsaran, Kidwelly, Carmarthenshire. SA17  
4EY.

£90,000

R/5123 /NT

Of interest to builders, developers & speculators. A large building plot with far reaching views over the Gwendraeth Valley, Trimsaran down to Carmarthen Bay. An envious location with no near neighbours. Situated on the edge of Trimsaran village and close to the sought after location of Penymynydd. There is a 3 bedroomed bungalow on site which may not be habitable and would need to be re developed. Elevated with superb views to fore being on the edge of Trimsaran and Penymynydd some 5 miles.



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## Location

Having far reaching views from the location. It is situated along The Mountain Road overlooking Trimsaran and down to Carmarthen Bay and Carmarthenshire itself. It is an amazing location. Less than a mile from Trimsaran village with good daily amenities including shops, eateries, junior school and leisure centre. Ffoslas Horse Racing Course is 3 miles. Llanelli town is 5 miles approx with good facilities including shops, junior and secondary schools, eateries and sea front facilities. Pembrey country Park is 6 miles approx with sandy beach, dry ski slope, enclosed cycle track and woodland walks.

## Property

There is a 3 bedroom detached bungalow on the site which has been boarded up for safety reasons. There is no entry points to the property and is not deemed safe or habitable. Please do not enter.



## Externally

There is a garden area around the property. Front driveway all of which is overgrown. There is an additional piece of land to the side of the property from the adjoining field which is included in the sale. 100' feet of frontage right to the rear of the field as per the photo with approx dimensions. There is half an acre of land included.



## Services

Mains water, electric and private drains are connected (To be confirmed).

## Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

## 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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

**Important Notice to Prospective Purchasers**

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

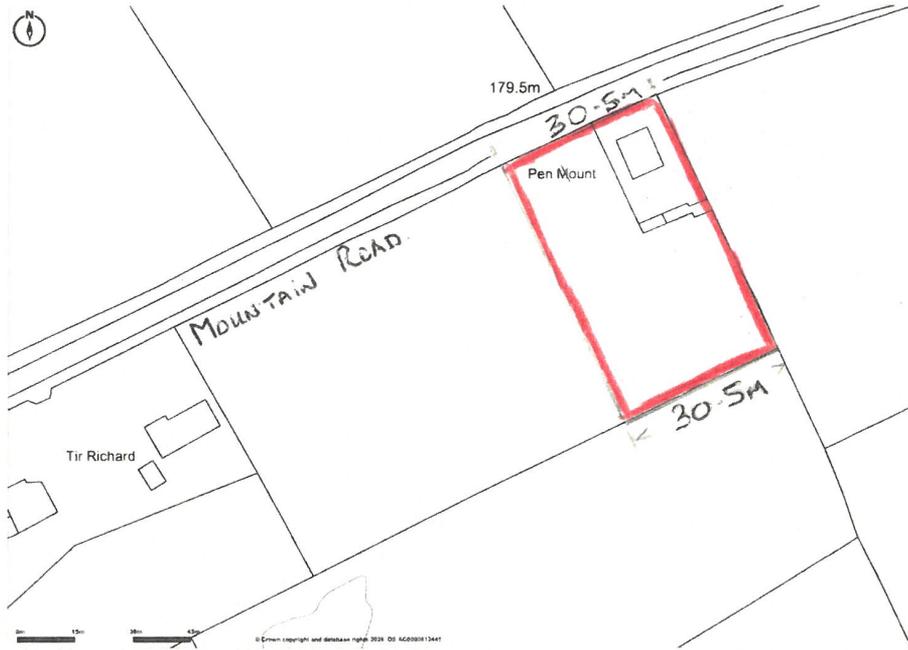
**Auction Costs****Buyers Premium**

£900 inc VAT payable on exchange of contracts.

**Administration Charge**

1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

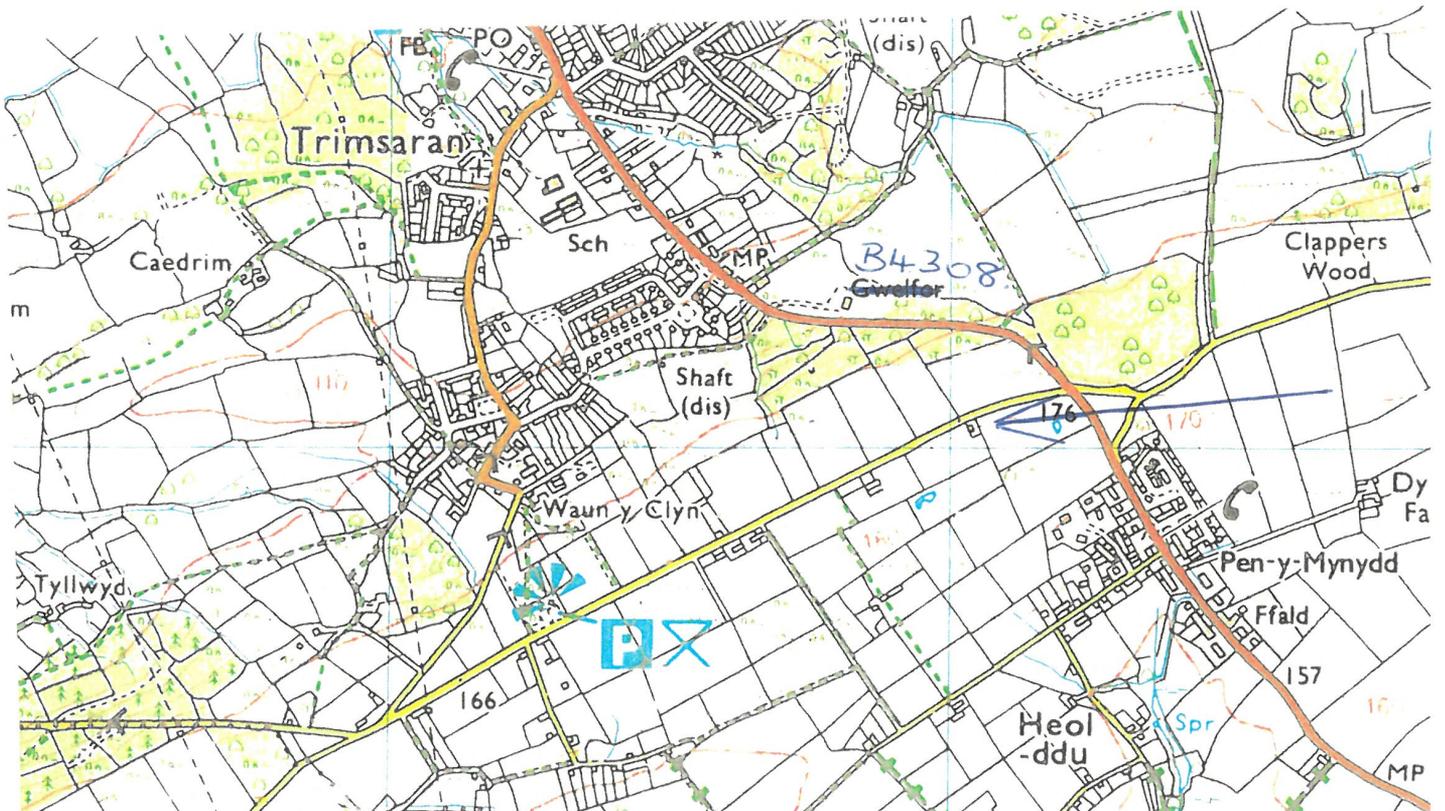
PENMOUNT,  
MOUNTAIN ROAD,  
TRIMSARAN  
SA17 4EY.



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PREPARED BY  
MORGAN AND DAVIES,  
ESTATE AGENTS,  
CARMARTHEN



## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**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 : Take the A 484 south towards Llanelli and Pembrey Country Park. Travel through Cwmffrwd, Idole, Llandyfaelog and onto Kidwelly. On the By pass turn left signposted Trimsaran onto the B 4308. Continue onto Trimsaran and in the village at the roundabout take the second junction off and pass the chippy and carry on up the hill through Heol Llanelli up to the top of the hill. At the brow turn towards the Mountain Road. Carry on this road for 50 yards and the property will be found on the left hand side.

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

**Carmarthen Office**  
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**Carmarthen**  
**Carmarthenshire**  
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