

*A centre of Village Building Plot for a 4 bedroomed dormer bungalow with garage, parking and generous grounds. Pencader, West Wales*



**Building Plot At Bro Annedd, Pencader, Carmarthenshire. SA39 9ET.**

**£90,000**

**REF: D/2207/LD**

\*\*\* No onward chain \*\*\* A rare and exciting opportunity awaits \*\*\* Building Plot with Planning Permission granted - Planning Application Number 46490 \*\*\* Planning approved for a 4 bedroomed dormer bungalow with attached garage, generous grounds and off street parking \*\*\* 3 bedrooms to the first floor and 1 bedroom on the ground floor \*\*\* Open plan kitchen/diner \*\*\* An exclusive and substantial home perfectly suiting Family accommodation

\*\*\* Centre of Village location on a select residential development \*\*\* Great potential as a Family home in a popular location \*\*\* On a regular Bus Route \*\*\* Only a short walk to all Village amenities \*\*\* 11 miles from the County Town of Carmarthen \*\*\* A short drive to Llandysul and Lampeter and only a 20 minute drive to the Cardigan Bay Coast \*\*\* For further information please contact the Sole Selling Agents



**LAMPETER**  
12, Harford Square, Lampeter,  
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



## LOCATION



Pencader is located in North Carmarthenshire close to the Teifi Valley and 12 miles North from the County Town and Administrative Centre of Carmarthen, being a strategic West Wales Town. The Cardigan Bay Coastline likewise lies within 15 miles to the North with the Resorts of Aberaeron, Llangrannog and New Quay and the Town of Cardigan all being within a 20 minute drive. The University Town of Lampeter and the Town of Llandysul are also within close proximity.

## GENERAL DESCRIPTION

A rare opportunity to purchase a Building Plot in a Village Centre location. The plot has Planning Permission granted for a 4 bedroomed dormer bungalow with garage, generous grounds and off street parking. Planning Application Number 46490.

The plot is positioned on the edge of a popular residential development where the other plots have already been developed. It offers good roadside frontage and is close to a regular Bus Route.

## PLANNING PERMISSION

Planning Permission granted. Application Number 46490. Granted on the 26th July 2007. We understand from the Vendors that it is in perpetuity.

## BUILDING PLOT



**BUILDING PLOT (FIRST IMAGE)**



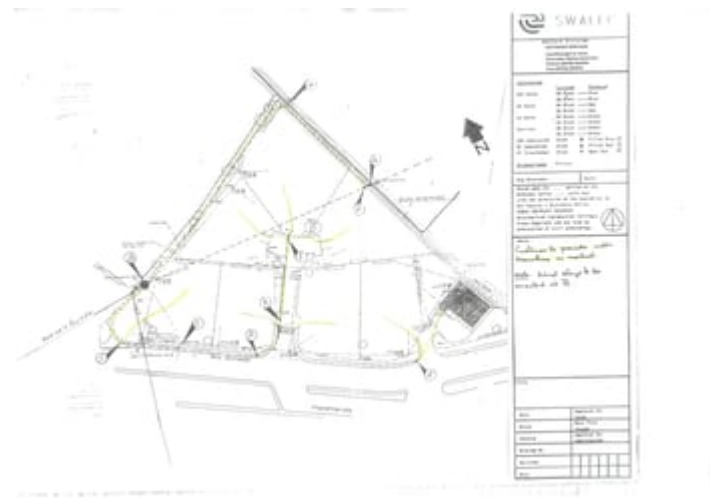
**BUILDING PLOT (SECOND IMAGE)**



**BUILDING PLOT (THIRD IMAGE)**



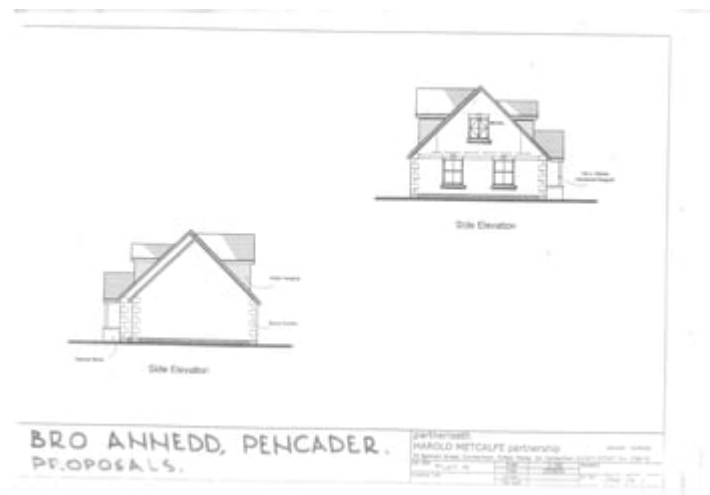
## PLAN A



## PLAN B



## PLAN C



## AERIAL VIEW



## PENCADER VILLAGE



## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

## COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - To be confirmed.

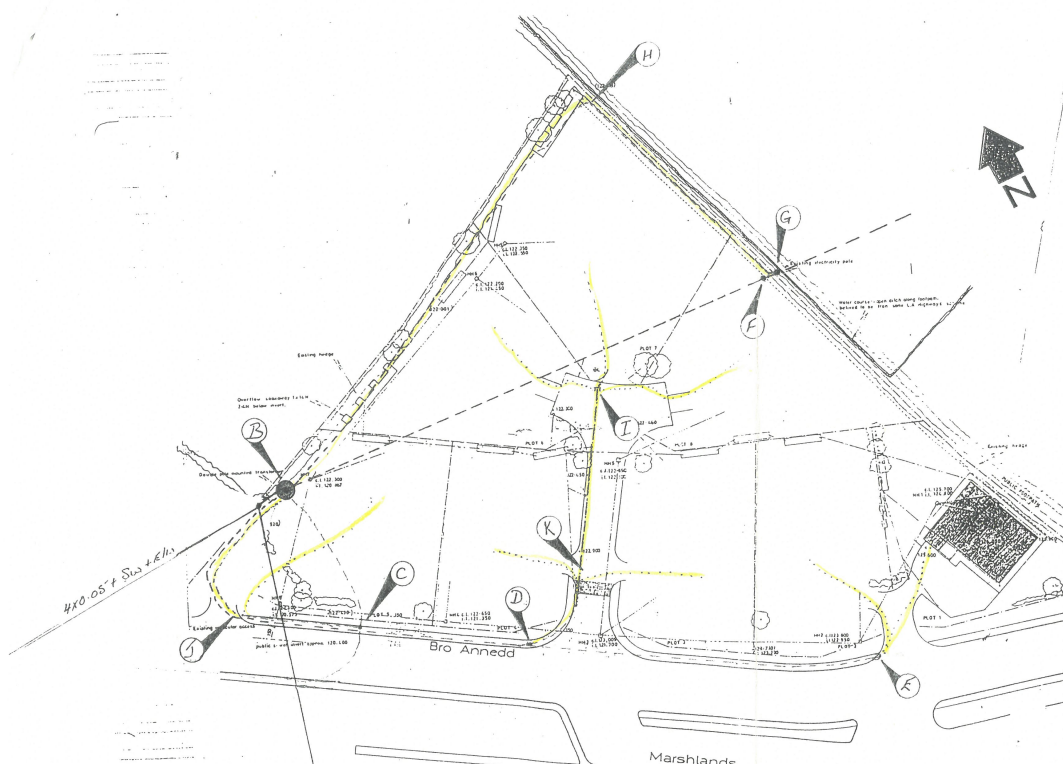
## MONEY LAUNDERING REGULATIONS


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.

## Services

We are informed by the current Vendors that the plot has drainage, water and electric connection already in place.






**SWALEC**

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**Western Division**  
**NETWORK SERVICES**  
 Lionthegol-ar-Arth  
 Pencader, Dyfed SA39 9HT  
 Phones: (01599) 380990  
 Fax: (01599) 380990

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Information	Existing	Proposed
EHV Mains	On Black	Blue
UG Mains	On Black	Blue
HY Mains	On Black	Red
UG Mains	On Black	Red
LV Mains	On Black	Green
UG Mains	On Black	Green
Services	On Black	Brown
UG Services	On Black	Brown
EHV Substation	Black	Filled Blue
GT Substation	Black	Filled Red
PT Transformer	Black	Open Red

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Diagram/Scale: Yellow

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Map Reference	Scale
Based upon the ..... edition of the Ordnance Survey ..... scale map with the permission of the Controller of Her Majesty's Stationary Office CROWN COPYRIGHT RESERVED Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.	

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**Notes**  
*Customer to provide cable  
 trenches as marked.*  
*Note. Wind stumps to be  
 erected at B.*

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Title:

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Date	Approved for Issue
Drawn	Date first issued
Checked	Approved for construction
Drawing No	
Revision	
Date	



Western Division  
 SYSTEMS SERVICES  
 Llanthonygarthorpe  
 Pencoed, Dyfed SA39 9HT  
 Phone: (01594) 350000  
 Fax: (01594) 350000

Information	Existing	Proposed
HT Mains	OM Black	Blue
HT Mains	OM Black	Blue
HT Mains	OM Black	Red
HT Mains	OM Black	Red
HT Mains	OM Black	Green
HT Mains	OM Black	Green
Services	OM Black	Brown
HT Substation	OM Black	Brown
HT Substation	Black	Filled Blue
HT Substation	Black	Filled Red
HT Transformer	Black	Open Red
HT Transformer	Black	Open Red

Proposed: Yellow

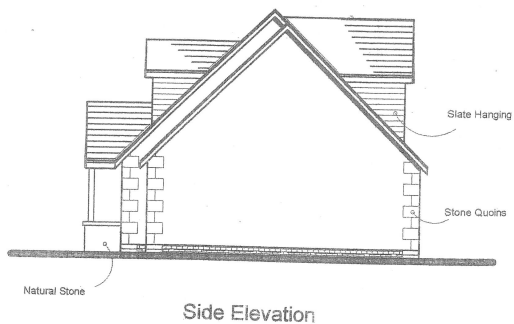
Map Reference: Scale:

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 prosecution or civil proceedings.

Notes  
 Customer to provide  
 mains and service  
 trenches - indicated.

Date	Approved for
Drawn	Issue
Checked	Drawn
Approved for	Construction
Division	
Date	





**BRO ANNEDD, PENCADER.  
PROPOSALS.**

partneriaeth HAROLD METCALFE partnership			
32 Spilman Street, Carmarthen, Dyfed, Wales tel. Carmarthen (01267) 237427 fax. 238693			
Job Title	Scale	Date	Revision
PLOT 4	1/100	20/06/05	
Drawing Title	Drawn	Checked	Dr. No.
			2/360/4

MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Driveway. Garage. Private.

**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

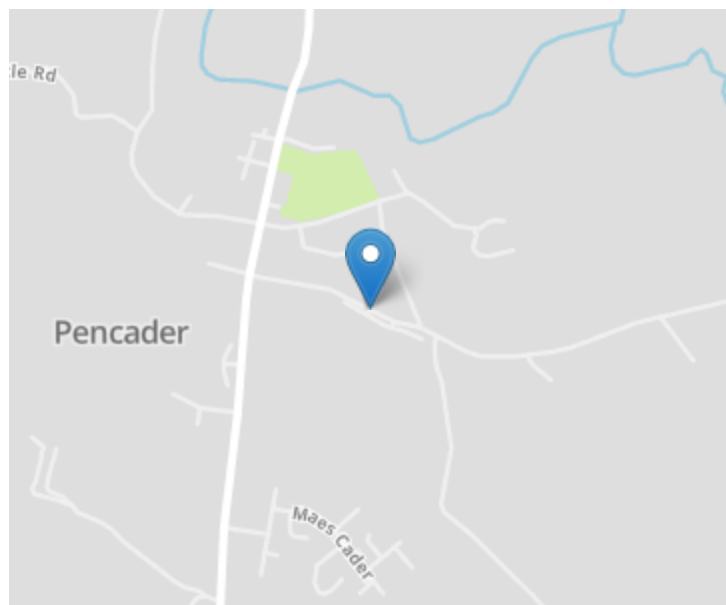
**Any risk of coastal erosion?** No

**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

From Lampeter the property is best approached by taking the A485 road South through Llanybydder. Proceed to the Village of Gwyddgrug. Once reaching Gwyddgrug proceed over the bridge and turn right for Pencader. Proceed towards Pencader and the entrance to Bro Annedd Development will be on your right hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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 Pages

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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