

Regulated by:

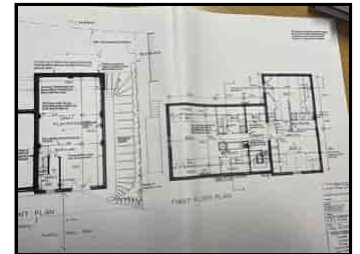
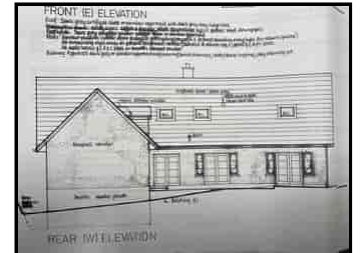
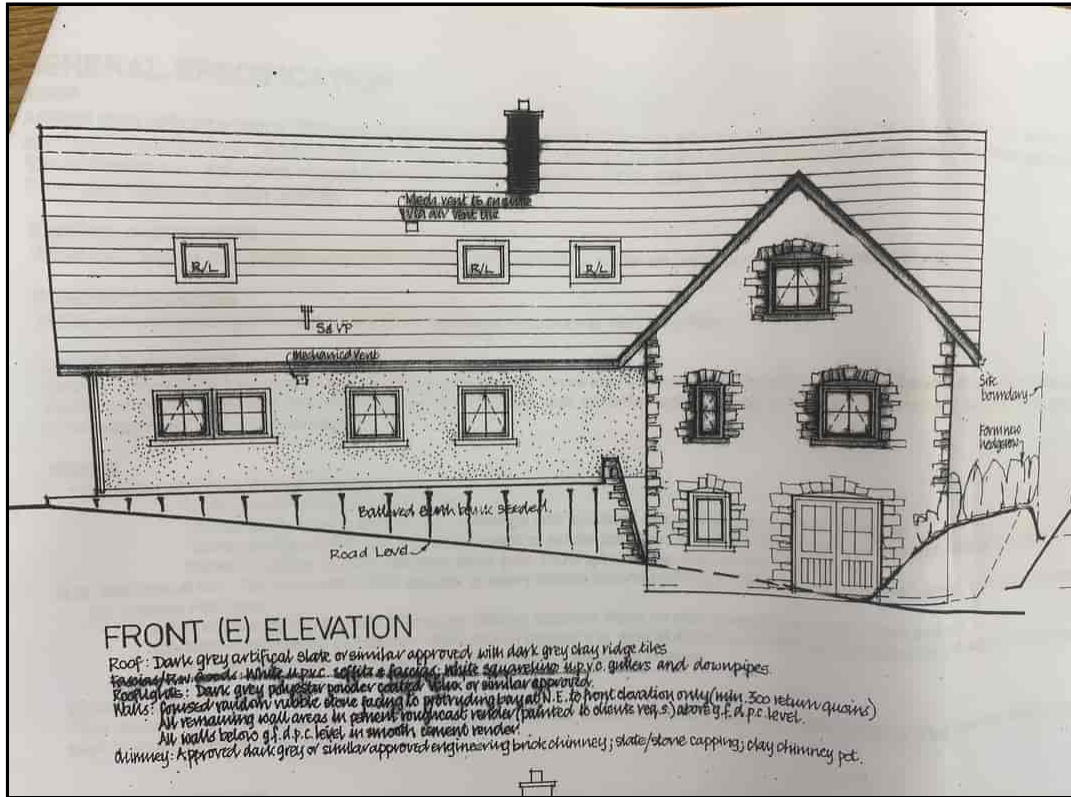


RICS



Since 1989

Building Plot for a pleasantly positioned detached 5 bedroomed bungalow enjoying an edge of Village position. Pencader, West Wales



Plot 1 Adjacent to Craige, Pencader, Carmarthenshire. SA39 9AR.

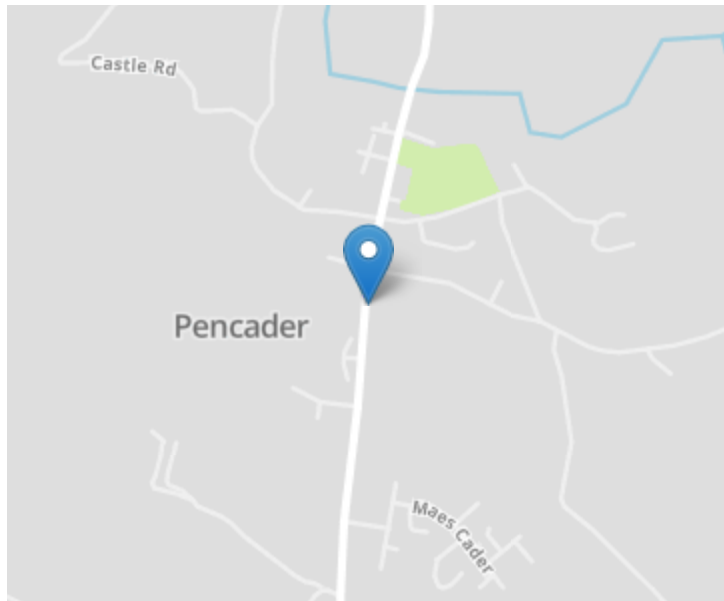
REF: D/2152/LD

£99,000

*** Building Plot *** Pleasant edge of Village position *** An executive and substantial 5 bedroomed detached dormer style bungalow with a large cellar room *** Comfortable plot with rear garden and off street parking *** Country views to the front *** A shared driveway

*** We are advised Planning Permission is in perpetuity - Building works have commenced *** Electric and water connection on site - Sewerage in close proximity

*** Edge of popular Village position *** Walking distance to a range of local amenities within the Village *** Close to a regular Bus Route *** Convenient to the larger Towns of Carmarthen, Lampeter and Llandysul *** No onward chain - Don't miss out *** A rare and unrivalled opportunity



Directions

Heading North from Carmarthen turn left onto the B4459 after Alltwalis (beside 'Windy Corner Filling Station'). Continue into the Village of Pencader. After passing the Convenience Store Retail Unit, on your left hand side, take the left hand turning beside a property named 'Waungader'. Continue on this road for a further 100 yards and take the right hand turning beside 'Craigle'. Plot 1 will be the first 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

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 Pages

LOCATION

The Building Plot is located on the edge of the Village of Pencader, just 4 miles from the Market Town of Llandysul, 9 miles North from the County Town and Administrative Centre of Carmarthen, 12 miles South from the University Town of Lampeter and is located down a quiet shared access lane with Pedestrian rights of way.

GENERAL DESCRIPTION

Here we have a rare and unrivalled opportunity to acquire a delightful and highly appealing Building Plot with Planning Permission granted and in perpetuity for a 5 bed roomed dormer style bungalow. The construction works and footings have already been undertaken a number of years ago. Water and electricity connection is on site and sewerage is in close proximity.

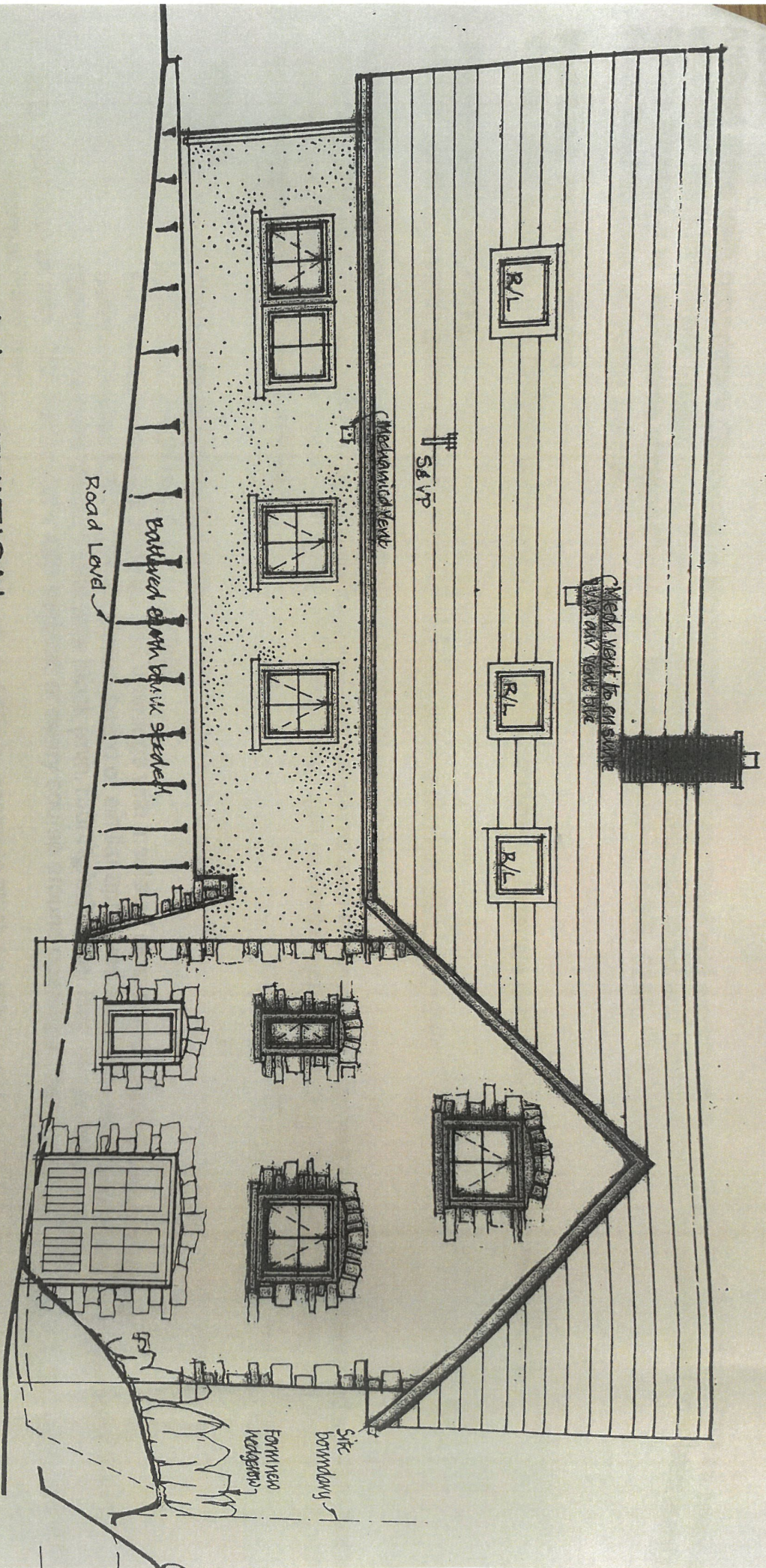
The plot enjoys an edge of Village position with fantastic country views to the fore. Please see attached plans for further information and dimensions.

TENURE AND POSSESSION

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

Services

We are informed by the current Vendors that the property benefits from water and electricity connection on site. Sewerage is in close proximity.

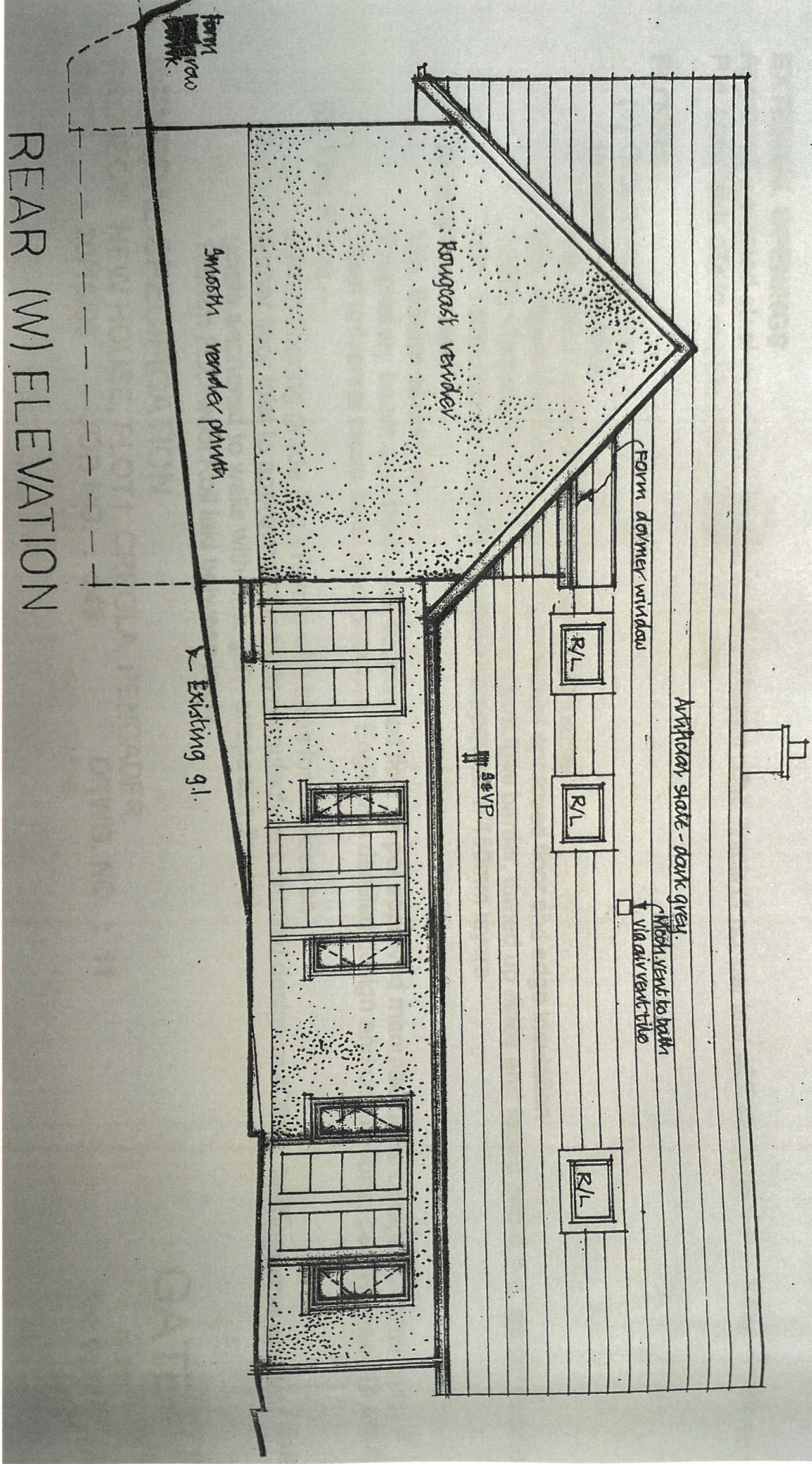


FRONT (E) ELEVATION

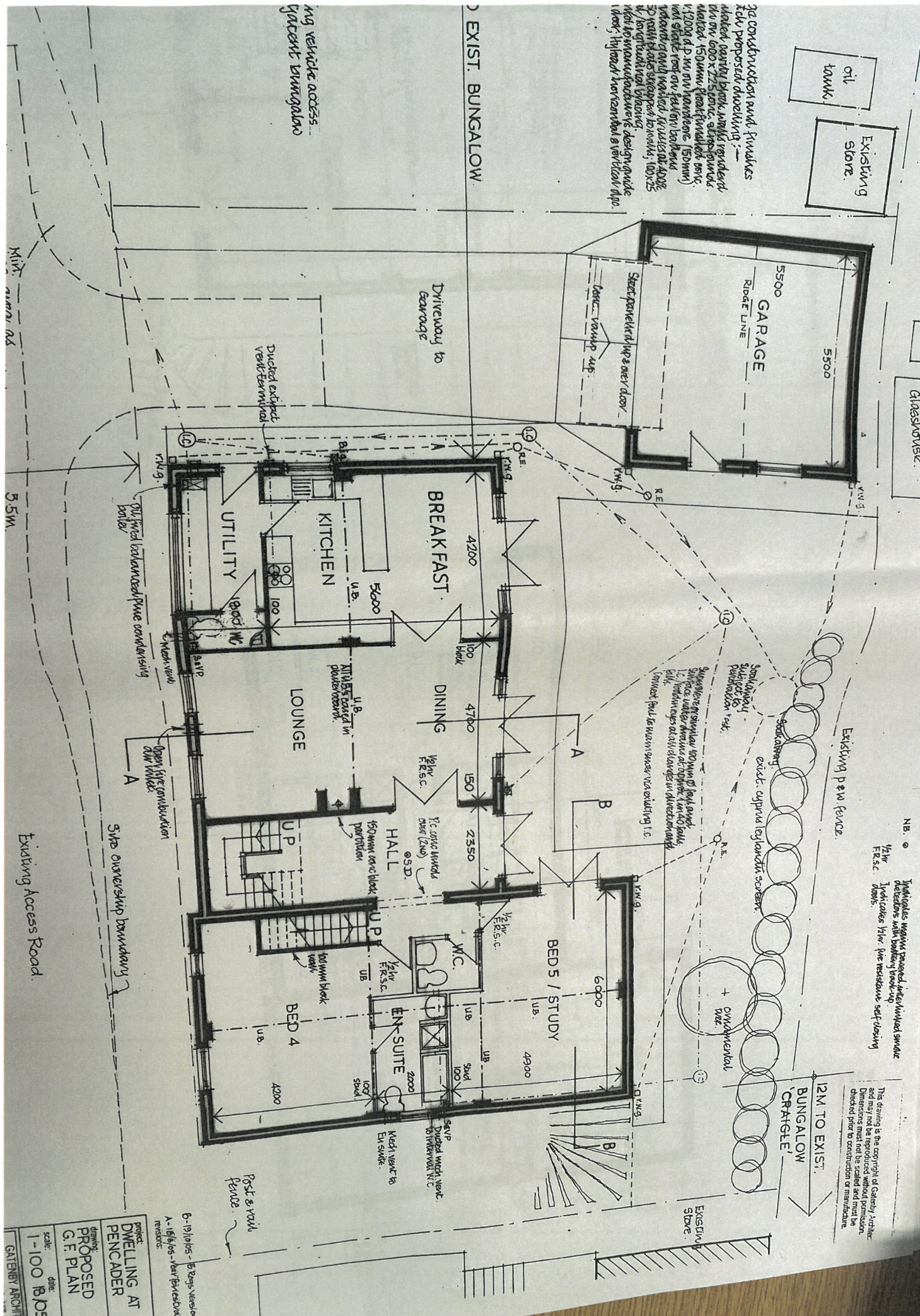
Roof: Dark grey artificial slate or similar approved with dark grey clay ridge tiles
 Foundations: concrete. White u.p.c. soffits & fascias. White galvanneal up v.c. gutters and downpipes.
 Rooflights: Dark grey polycarbonate panels covered with dark or similar approved.
 Walls: Painted or rendered rubble stone facing to protruding bay ab N.E. to front elevation only (min. 500 return quoins)
 All remaining wall areas in pattern roughcast render (painted to details req.s.) above g.f.d. p.c. level.
 All walls below g.f.d. p.c. level in smooth, cream or render.
 Chimneys: Approved dark grey or similar approved engineering brick chimney; slate/stone capping; clay chimney pot.

REAR (W) ELEVATION

Roof: Dark grey artificial slate or similar approved with dark grey clay ridge tiles
 Rooflights: Dark grey polymer powder coated glass or similar approved.
 Walls: Powder rendered rubble stone facing to protruding bay window. E. to front elevation or masonry (min. 500 return quarris)
 All remaining wall areas in present roughcast render/painted to clients req.s.) above g.f. d.p.c. level.
 All walls below g.f. d.p.c. level in smooth cement render.
 Chimney: Approved dark grey or similar approved engineering brick chimney; slate/stone capping; clay chimney pot.



to construction and fixtures
 to be proposed accordingly:
 1. All work to be completed before the
 start of the construction of the
 house. The contractor shall be
 responsible for the completion of
 the work in the time specified.
 2. The contractor shall be
 responsible for the completion of
 the work in the time specified.



N.B. 1/2" = 1' scale
 1/2" = 1' scale
 1/2" = 1' scale

The drawing is the copyright of Gatenby Architects and may not be reproduced without permission. Dimensions are shown in feet and inches and must be checked prior to construction or manufacture.

Project: DWELLING AT PENCADER
 Drawing: PROPOSED G.F. PLAN
 Scale: 1:100
 Date: B/05/14
 Drawing: GATENBY ARCHITECTS

