

A rare opportunity for a building plot in the popular village of Llanddarog. Views to rear with full planning permission granted, copy of planning available.



Land adj. Maes y Llwyn, Llanddarog, Carmarthenshire. SA32 8BJ.

£200,000

D/2191/NT

*** A level gently sloping building plot within the village of Llanddarog. *** Well known for its picturesque church and thatched roof public house. *** Conveniently situated between Carmarthen and Cross Hands just off the main A40 which is 8 miles approximately from the M4 at Pont Abraham. *** A convenient location but situated within the confines of the village which offers eateries, junior school and village shop and great village community with a new hall being built and to open soon.***



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AGENTS COMMENTS

Full planning permission is granted for 1 residential dwelling with integral garage. Plans and copy of the application which is application number PL./06439 is available from the selling agents or from Carmarthenshire County Council website.

LOCATION

Situated within the village of Llanddarog which offers good day to day facilities including popular junior school, 2 x well known eateries, village shop and the village hall is currently being rebuilt to offer a great new facility within the village and is 6 miles approximately from the county and market town of Carmarthen which offers good shopping facilities, national and traditional retailers, junior and secondary schools, bus and rail station and Cross Hands is 3 miles approximately, an ever growing village with many national retailers. Pembrey Country Park with its large sandy beach, enclosed cycle track, dry ski slope and woodland walks is 13 miles approximately. The M4 motorway giving access to Swansea and Cardiff is 8 miles approximately.

A good popular location with viewing highly recommended.

PLANNING

Full planning permission is granted to application number PL./06439 which is dated and received within the authority on 14th August 2023, a copy of which is available from the selling agent. A draft section 106 agreement is also available for inspection and is subject to a contribution to the Local Authority.

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

Tenure - the property is freehold.

Services - mains water and electricity are available along with mains sewerage connection although a private pumping system will be required to connect to the main sewer.

Prospective purchasers should make their own enquiries regarding the costs of such agreements before making any offers.

Directions

From Carmarthen take the A40 east signposted Swansea. Travelling for approximately 5 miles take the right hand turning signposted Llanddarog and continue onto the village passing the White Hart public house on the left hand side, continue on and pass the school on the right hand side. Continue on for 100 yards and the property will be found on the right hand side shown by a Morgan and Davies for sale board.

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

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