

2 Building Plots in a Prime Rural Village Location. 5 Miles from Carmarthen Town. Picturesque Towy Valley and Good Access for A 48 linking to the M4.



**Plot 2 & 3 2 Building Plots, Capel Dewi, Carmarthen, Carmarthenshire.
SA32 8AD.**

£105,000

D/2181/NT

2 Excellent Building Plots in the sought after and popular rural village of Capel Dewi only 5 miles from Carmarthen Town & Llandeilo is 10 miles approx. Easy access is also gained to the A 48 dual carriageway at Porthyrhyd which is 5 miles approx. A further 8 miles is the M 4 motorway giving access to Swansea and Cardiff. 2 level plots on a cul de sac in the village with Planning Permission Granted a copy of which is available.

Capel Dewi is a rural village between Carmarthen and Llandeilo with easy access to the A48 dual carriageway connecting to the M4 (See Details).



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Agents Comments

2 Level Building plots in the rural village of Capel Dewi with water and electric connections on site for both. Full Planning Permission Granted a copy of which is available from the selling agents.

Capel Dewi is a rural village with hall and a great community spirit within. Carmarthen Town is 5 Miles with good facilities including traditional and national retailers, leisure centre and schools, Lyric theater and cinema. Good eateries, bus and rail stations. Llandeilo Town is 10 miles approx. with quaint shops, eateries and bars. Cross Hands village ever growing with retail outlets etc is 6 miles approx.

Planning Consent

Full planning permission granted to application number PL/03768 dated 1/12/2022. The proposal is Demolition of existing barn and construction of 2 dwellings. A copy of which is available from the selling agents or via the Carmarthenshire County Council web site.

Plot 2

17m x 26.4m (55' 9" x 86' 7") approx.

Plot 3

11.65m x 31m (38' 3" x 101' 8")

Planning Conditions

Note 3 within the planning consent refers to a contribution payment towards affordable housing that equates to £20,633.25. Payable in full before commencement of development.

Services

Mains Water and electric are on site subject to connection charges. Private drainage.

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

Directions

Directions.

From Carmarthen drive towards Llangunnor and Police headquarters. After Carmarthen decorating centre turn left onto the B 4300 towards Capel Dewi. Carry on and in the village of Capel Dewi pass the garage on the right hand side and 100 yards later the plots will be found on the left hand side just before the old school on the right.

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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