

*Plot of Land with Outstanding far Reaching Views to Carmarthen Bay and Overlooking the Village of Burry Port. Edge of Village Location.*



125 Plot Next to, Gwscwm Road, Pembrey, Burry Port, Carmarthenshire.  
SA16 0AQ.  
**£40,000**

Plot of land on Gwscwm Road on the edge of Burry Port village just off the A 484 between Carmarthen and Llanelli. Elevated position with some superb views to fore overlooking the village to Carmarthen Bay. There is no planning on the land but it is within the limits of the village.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



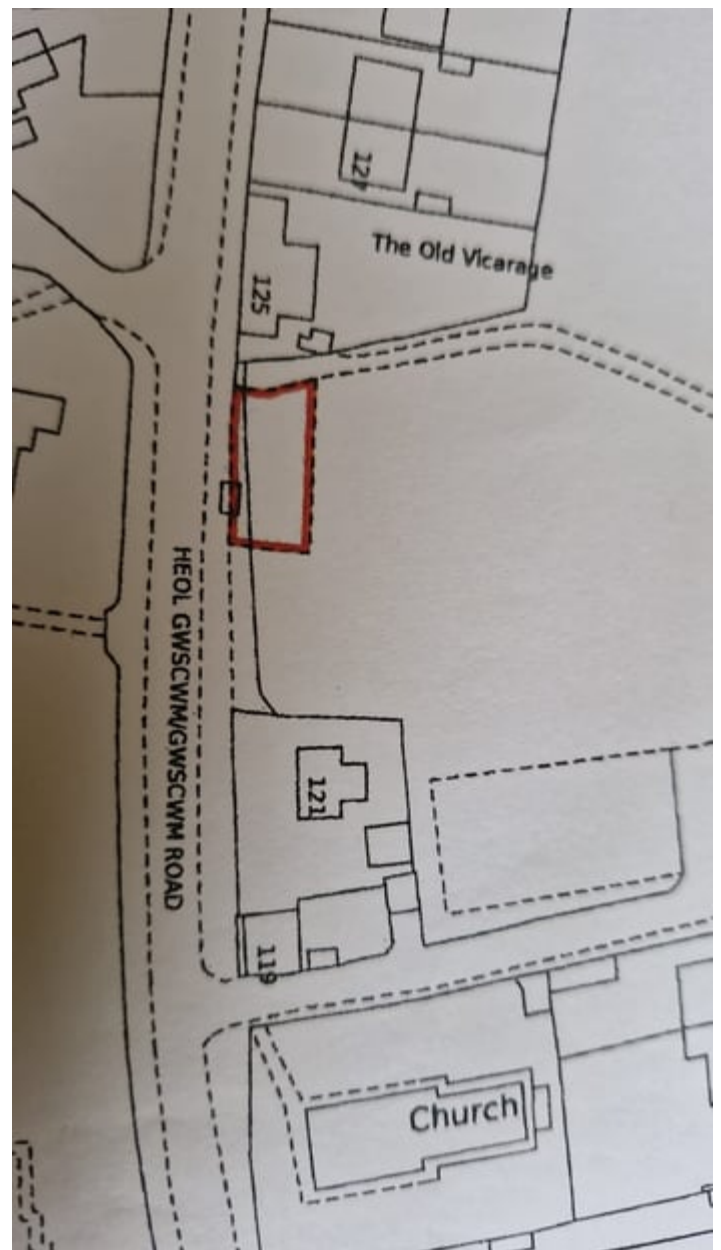
**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Size

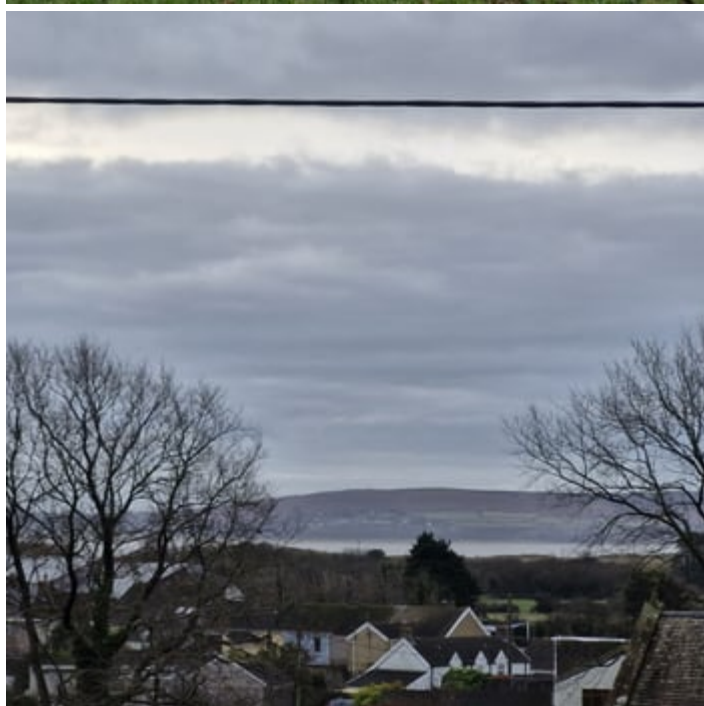
We are informed by the seller that the plot is 24m wide x 11.5m Depth (78' 9" x 37' 9")



## Planning

There is no planning consent to the land and the asking price is purchasing as seen.





### **Tenure**

We are informed by the vendor that the property is freehold.

### **Services**

The services are nearby but prospective purchasers should make their own enquiries regarding the cost of connections.

### **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.

## 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

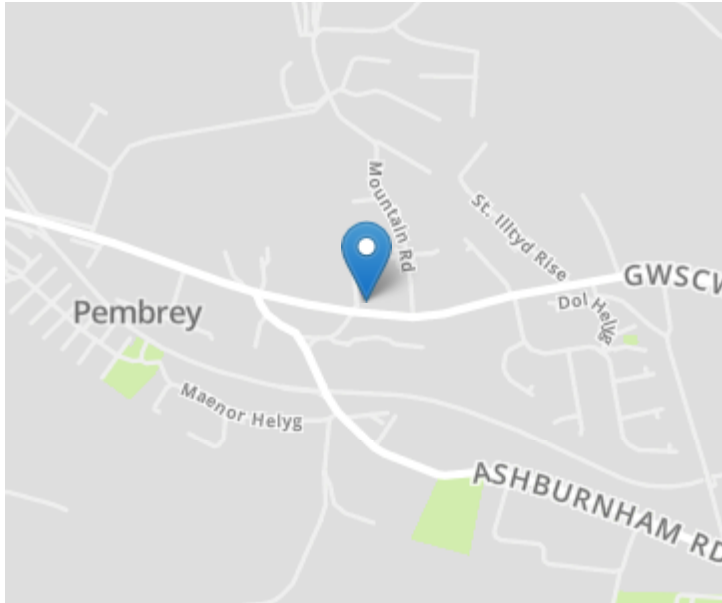
**Any risk of coastal erosion?** No

**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 : From Carmarthen travel south on the A484 towards Llanelli. Travel through Cwmffrwd, Idole, Llandyfaelog and Kidwelly. Go through Pembrey and carry on towards Llanelli. Pass the entrance

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

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

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