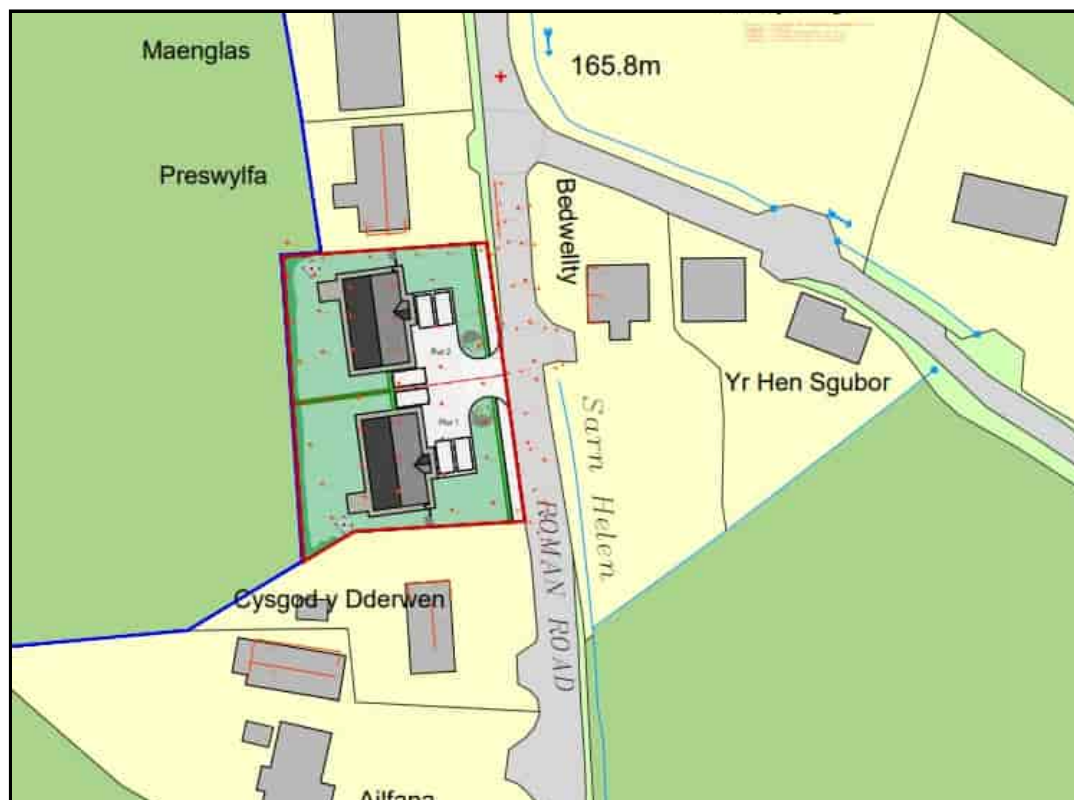


Detached plot for erection of 4 bed dwelling in popular rural village location. Ffarmers, Near Lampeter-Llandeilo. Carmarthenshire - West Wales.



Plot 2 Adj Preswylfa Ffarmers, Llanwrda, Carmarthenshire. SA19 8JN.

£100,000

Ref D/2214/RD

****Detached Building Plot****Planning permission live for 4 bedroomed detached property**Site entrance already formed**Average 30m x 15m plot**Popular central village location**Ideal as a speculative development or those seeking to build a new home**Private off road parking**Countryside views**Nearby countryside walks**Service in immediate proximity**A RARE AND EXCITING DEVELOPMENT OPPORTUNITY WITHIN THIS LOCAL RURAL COMMUNITY - THAT CANNOT BE MISSED ! **

Situated within the popular village of Ffarmers with its community public house and active community hall. A nearby shop and post office is within 2 miles, with educational facilities both within 20 minute equi distant drive from the property. The market towns of Lampeter and Llandovery offer a wider range of amenities and services including health, education, traditional high street offerings, local cafes, bars, restaurants, supermarkets and good public transport connectivity.



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



ABERAERON
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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

GENERAL

Currently 2 green fields plots set within the centre of the village with good roadside frontage with the access to the site having already been formed.

The site is relatively level and enjoys a wonderful outlook over the adjoining fields.



PLANNING PERMISSION

Planning permission exists for the development of two separate dormer bungalows of stone and rendered elevations and a feature oak porch to front.

Outline Reference E/38212 (Outline Application for 2 dwellings).

Reserved Matters Ref PL/01115 (Appearance and site layout, boundary treatments, access and parking provisions, and landscaping detail) approved 12.03.2021.

Certificate of Lawful use / Development - PL/07306 - granted on the 31.05.24 for the commencement of the development of the site.

On the this basis the scheme as approved is considered live and in perpetuity.

The Accommodation

Will provide as follows -

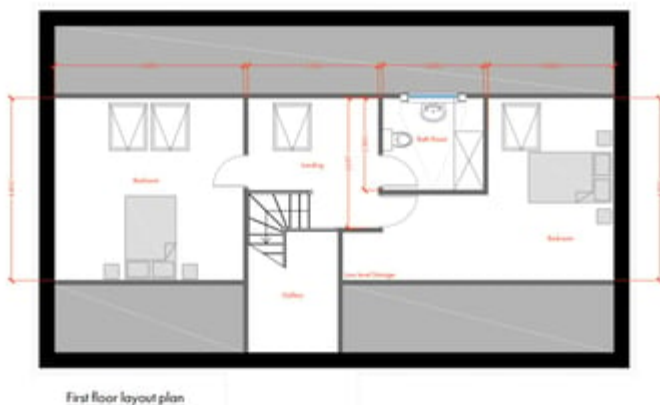
Ground Floor

Entrance hallway,
w.c / cloak room, airing cupboard.
Study/Bedroom 1.
Double Bedroom 2 with En Suite
Living Room
Open Plan Kitchen/Dining.
Utility Room.



First Floor

Double Bedroom 3
Double Bedroom 4
Family Bathroom.



EXTERNALLY

To the Front - The property is approached from the

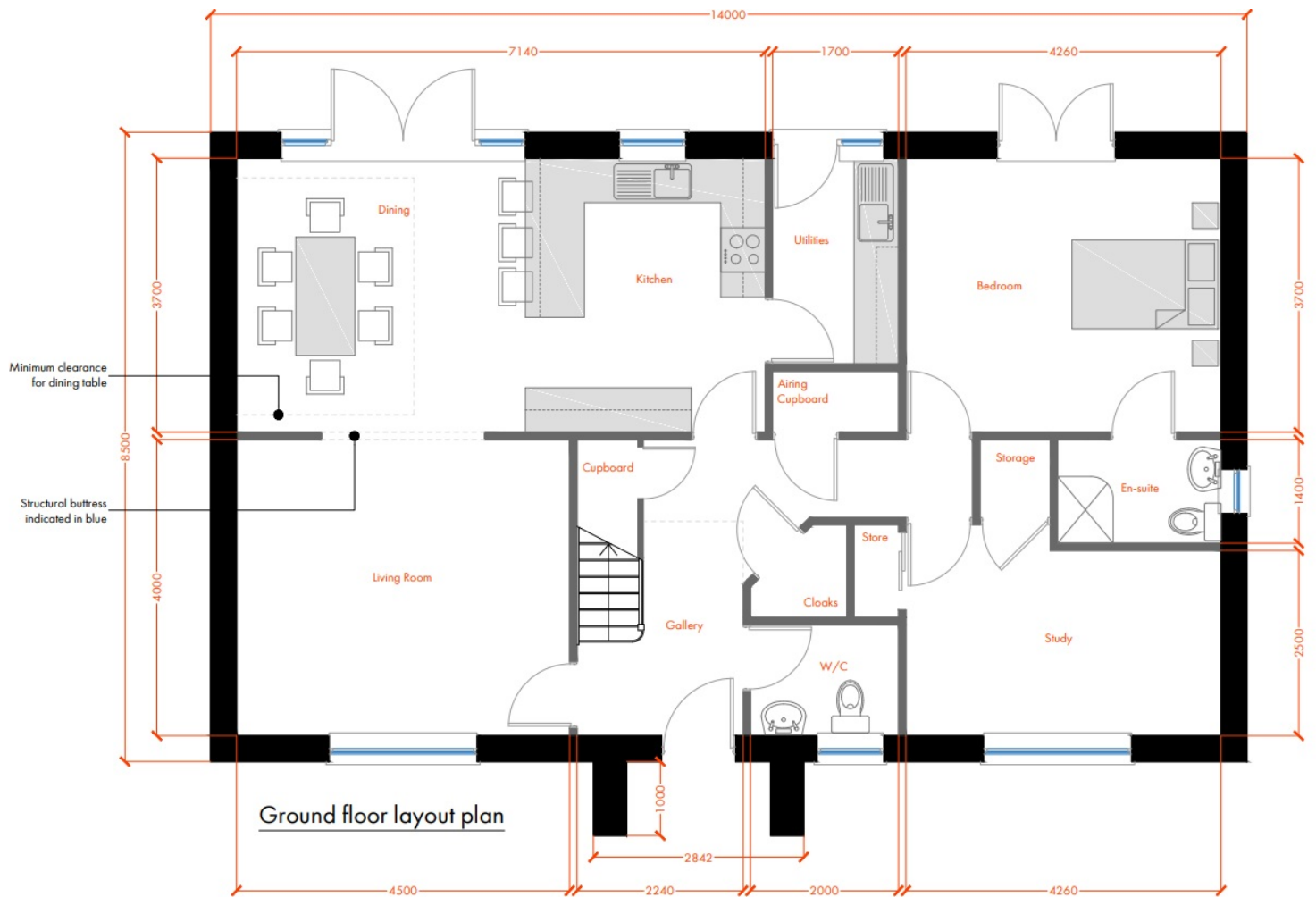
adjoining county road with proposed private parking and turning area to the front of the dwelling with space for garage (stc).

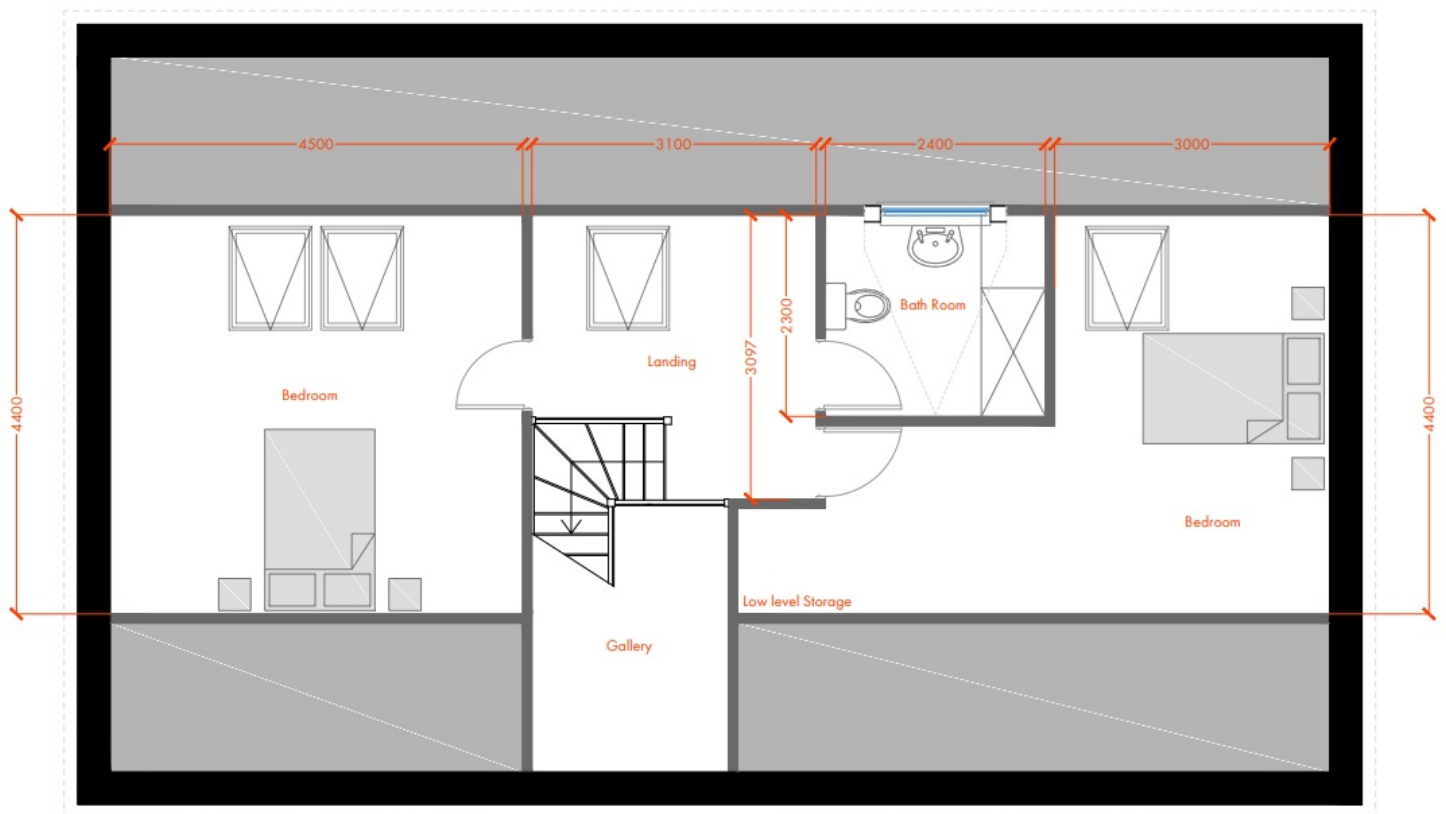
To the rear - Garden area laid to lawn with views over the adjoining fields.

Services

Nearby services include mains water and electricity. Private drainage will be provided within the scheme







First floor layout plan

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: Private Supply.

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

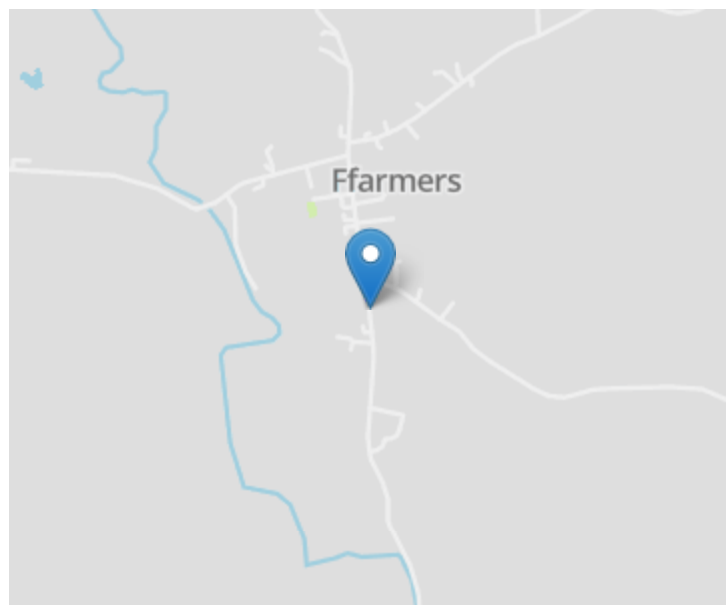
Any risk of coastal erosion? No

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

On entering the village of Ffarmers, having passed A & B Plant Hire on your right hand side, proceed for a further 200 yards and the building plots will be located on the left hand side as identified by the agents for sale board.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

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