

Regulated by:



**RICS**



Since 1989

*Last remaining 2 plots, beautifully situated residential building plots with pleasant South facing views on edge of village of Cynwyl Elfed, Nr Carmarthen, West Wales.*



**2 Plots At Maes Cochen Cynwyl Elfed, Carmarthen, Carmarthenshire. SA33 6SP.**

**D/2133/AM**

**£85,000**

Guide Price per plot £85,000 TO £98,500

2 individual residential building plots available at Maes Cochen, Cynwyl Elfed, Carmarthen.

Located in Cynwyl Elfed, being a popular rural village in North Carmarthenshire offering the usual village amenities including Public House, Places of Worship, Convenience Store with the site having an elevated position with far reaching views and direct access off the B4333, Newcastle Emlyn to Cynwyl Road. The village is 6.5 miles North of Carmarthen and 8 miles from Newcastle Emlyn. Carmarthen Bay coastline and Cardigan Bay coast to the North are both within easy reach.



### **Plot 1**

34m x 22m (111' 7" x 72' 2") approximate dimensions

### **Plot 2**

23m x 21m (75' 6" x 68' 11") approximate dimensions.

### **Possession and Tenure**

Freehold for sale by Private Treaty either individually or as a pair.

### **Agents Comments**

Full details of the Planning Consent are available on application to the Agents. Planning Consent approval W/20990 Carmarthenshire County Council (land adjacent to Garth, Cynwyl Elfed, Carmarthen SA33 6SP) Approved 16th October 2009. (Outline Consent W/39856 approved 26.11.2019)

### **Directions**

The property is best approached by taking the A484 Newcastle Emlyn road North from Carmarthen. Once reaching Cynwyl Elfed, passing the shop on the right hand side, fork left by the Chapel on the corner onto the B4333 road for Newcastle Emlyn. The site will be found on the left hand side after approx 200m up the hill.

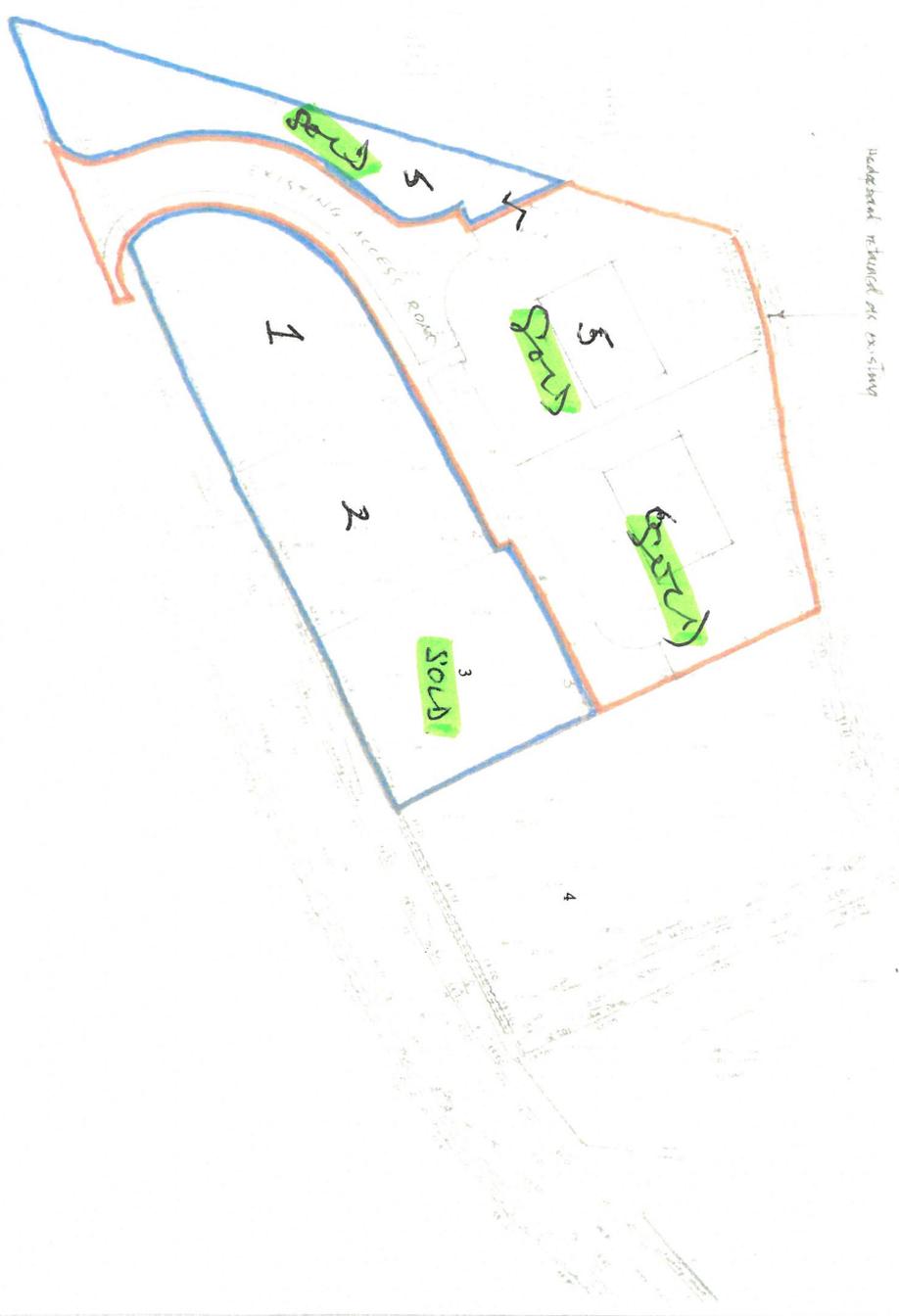
### **General**



The plots have consent for construction of residential dwellings and are ideal as a self build project and benefit from Planning Consent Approved on 16th October 2009 . Application No: W/20990 - approved by Carmarthenshire County Council. Any further queries in relation to the Planning Consent are requested to be directed to [carmarthenshire.gov.wales/planning](http://carmarthenshire.gov.wales/planning). (Outline consent W/39856 approved 26.11.2019)

Note: The plots have existing estate road access, which is already made up and services contained therein, including mains water, mains electricity, mains drainage. Further details in relation to services can be obtained from statutory providers in the usual manner.

DWELLING FRAME TYP  
 LEIGHT 12-14M  
 WIDTH 8-10M  
 EAVES 5-6m  
 RIDGE 7.5-8.5M  
 PARKING SPACES TO BE PROVIDED FOR 3-4 MORE BEDROOMS BEHIND



HOUSING DEVELOPMENT LAND ADJ. GARTRI, COHWIL ELFED

partneraeth		HAROLD METCALFE Partnership	
12 Sphairn Street, Llanfair, Llanelli, Carmarthenshire, SA31 3JG		12 Sphairn Street, Llanfair, Llanelli, Carmarthenshire, SA31 3JG	
Scale	1:500	Date	Nov 2019
Drawn		Checked	
Project No.		Sheet No.	