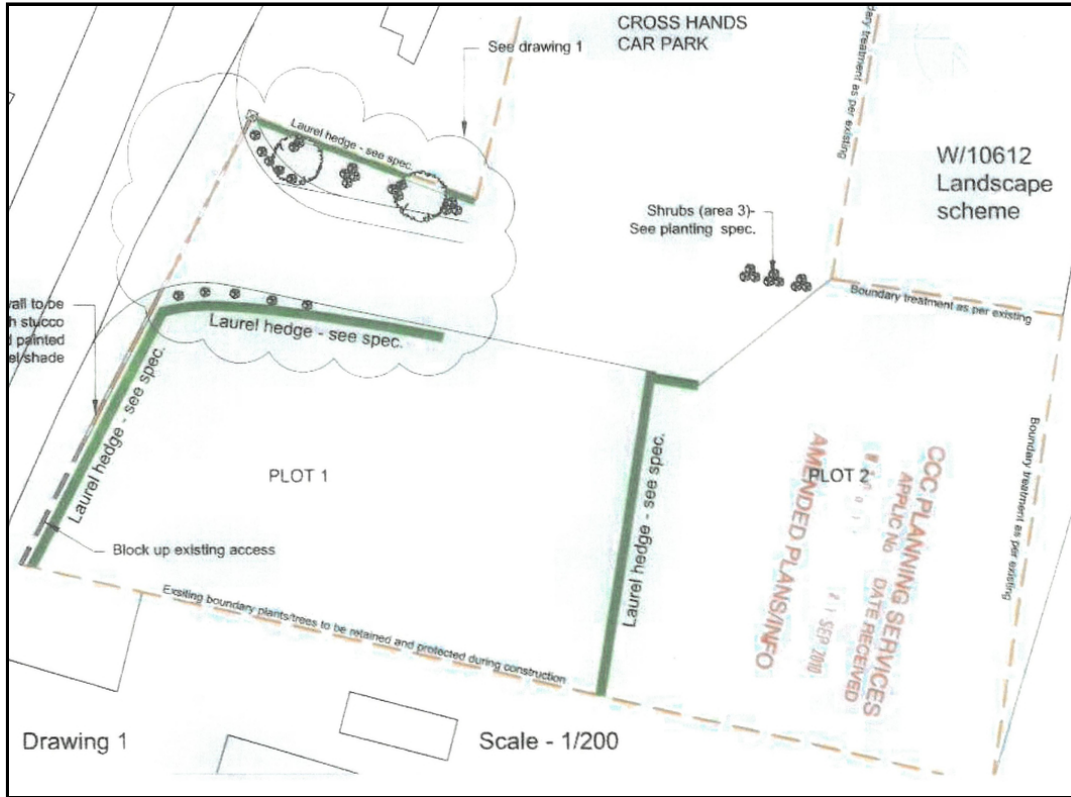


Regulated by:



Since 1989

***Rare opportunity of acquiring 2 individual building plots together in centre of popular market town of Llanybydder, Carmarthenshire with granted Planning Consent.***



**2 x Building Plots Adjacent to Crosshands Hotel, Llanybydder. SA40 9TX.**

**D/2174/AM - O.N.O.**

**£105,000**

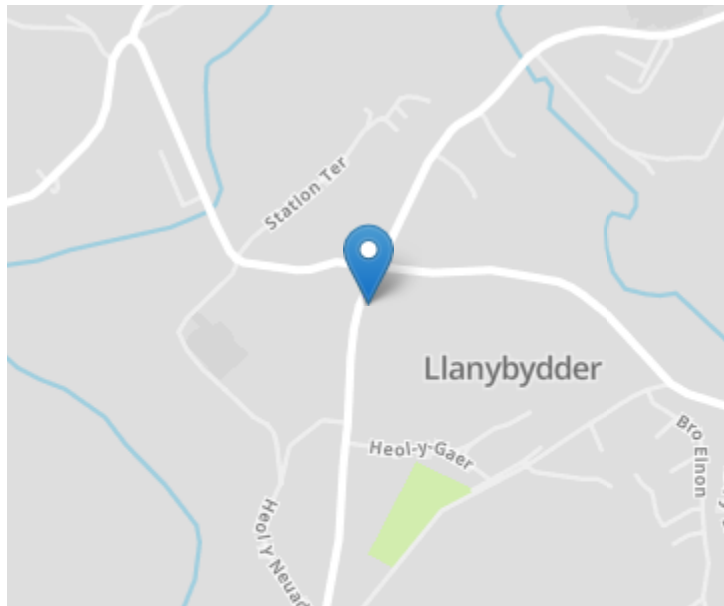
\*\*\*A rare opportunity to acquire two individual building plots in the heart of a popular market town, close to the main square and within easy walking distance of all amenities.\*\*\* The plots are well located within the heart of the town and are defined as being level, serviced and with good access available from the A485 Lampeter to Carmarthen Road. \*\*\* The plots were granted Planning Permission by Carmarthenshire County Council under Application Number W/10612 and have extant consent.\*\*\*  
Main services are available to be connected including, water, electricity and drainage.\*\*\*

Consent was originally granted for the erection of two dormer type dwellings.

Further details as regards Planning Consents are available from [Planning@carmarthenshire.gov.uk](mailto:Planning@carmarthenshire.gov.uk) (Carmarthenshire County Council Planning Department).

Please contact the selling Agents Morgan and Davies Tel01570-423623 with any specific enquiries.

Freehold for sale by Private Treaty.



### **Location**

Llanbydder is a famous small market town in the heart of the Teifi Valley, 18 miles North of the County town of Carmarthen and some 45 miles from the University town of Lampeter to the North. The plots lie close to all amenities including convenience store, shop, Post Office, Public Houses, livestock market and horse fair centre. Places of Worship and close to a bus route. Junior School nearby and garage.

### **Agent's comment**

Rare opportunity to acquire two level building plots with the benefit of approved consent by Carmarthenshire County Council and "ready to go" residential development in a popular town.

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

### **Services**

Mains water, electricity and drainage are available but are not known to be fully connected at present.

### **Directions**

Proceeding from Lampeter, once reaching Llanbydder Square, by the Crosshands Hotel proceed past the Bus Stop for Carmarthen. The plots are located on the left hand side immediately thereafter.

PRINT ON A4

W/10612  
Landscape  
scheme

CROSS HANDS  
CAR PARK

See drawing 1

Shrubs (area 3)  
See planting spec.

CCC PLANNING SERVICES  
APPLIC No DATE RECEIVED  
PLOT 2 21 SEP 2010  
AMENDED PLANS/INFO

PLOT 1

Scale - 1/200

Drawing 1

Boundary treatment as per existing

Boundary treatment as per existing

Boundary treatment as per existing

Laurel hedge - see spec.

Laurel hedge - see spec.

Laurel hedge - see spec.

Laurel hedge - see spec.

Block up existing access

Existing boundary plants/trees to be retained and protected during construction

Roadside wall to be rendered with stucco finish and painted with paste/shade

