





2 Serviced Building Plots, Village of Maenclochog, Mid Pembrokeshire, West Wales



Plots 4 & 7 Grug Y Mynydd, Maenclochog, Clynderwen, Pembrokeshire. SA66 7LB.

D/2169/RD

£120,000

** Serviced building plots ** Full planning permission for the erection of a 3 bed (2 bath) detached dwelling ** Mains water, electric and drainage in place ** Access of adjoing adopted site road ** Walking distance of village amenities ** Popular settlement within this famous County ** Ideal first time buyer opportunity ** Suitable for those who wish to up-size and build your own home ** Impressive designs ** AN OPPORTUNITY NOT TO BE MISSED **

The property is situated within the popular rural village of Maenclochog on the edge of the Preseli Mountains. The village offers a wealth of local facilities and services including - primary school, village shop and Post Office, petrol station, local cafe, public houses and good public transport connectivity. The larger town of Crymych is some 10 miles from the property, Maenclochog also being a convenient location to Fishguard and onto the larger town of Haverfordwest.





GENERAL

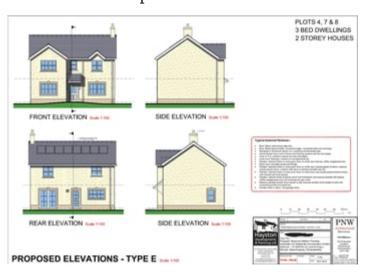
An opportunity exists to purchase your own building plot in a sought after location within this popular rural village location.

Full Planning Permission as been granted on the estate for 13 houses and the estate road has been constructed to an adoptable standard and provides connections to mains water and drainage as well as electricity.

These plots are fully serviced, thereby limiting any future costs to prospective buyers.

Full planning permission is in place, so you can start effectively immediately.

The accommodation provides as follows:



GROUND FLOOR

Entrance Hallway

With staircase to first floor. Side WC.

Lounge

3.3m x 6.2m (10' 10" x 20' 4")

Open Plan Kitchen/Dining Room

3.3m x 6.8m (10' 10" x 22' 4")

Utility Room

2m x 1.6m (6' 7" x 5' 3")

First Floor Galleried Landing

With combined airing cupboard and storage cupboard.

Principal Bedroom

3.4m x 3.5m (11' 2" x 11' 6") with access to -

En-suite

Bedroom 2

3.3m x 3.3m (10' 10" x 10' 10") with window to front.

Bedroom 3

3.2m x 2.6m (10' 6" x 8' 6")

Bathroom

3.3m x 2.2m (10' 10" x 7' 3")

EXTERNAL

To the front

Has access via the adjoining state road, parking to the rear and pedestrian access to the front.



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Directions

From Maenclochog village centre, head south and at the fork opposite the petrol station and the property is located on the right hand side, easy identifiable by the new estate road.