

A centre of Village Building Plot for a 4 bedroomed dormer bungalow with garage, parking and generous grounds. Pencader, West Wales



Building Plot At Bro Annedd, Pencader, Carmarthenshire. SA39 9ET.

£80,000

REF: D/2207/LD

*** No onward chain *** A rare and exciting opportunity awaits *** Building Plot with Planning Permission granted - Planning Application Number 46490 *** Planning approved for a 4 bedroomed dormer bungalow with attached garage, generous grounds and off street parking *** 3 bedrooms to the first floor and 1 bedroom on the ground floor *** Open plan kitchen/diner *** An exclusive and substantial home perfectly suiting Family accommodation

*** Centre of Village location on a select residential development *** Great potential as a Family home in a popular location *** On a regular Bus Route *** Only a short walk to all Village amenities *** 11 miles from the County Town of Carmarthen *** A short drive to Llandysul and Lampeter and only a 20 minute drive to the Cardigan Bay Coast *** For further information please contact the Sole Selling Agents



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



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



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

LOCATION



Pencader is located in North Carmarthenshire close to the Teifi Valley and 12 miles North from the County Town and Administrative Centre of Carmarthen, being a strategic West Wales Town. The Cardigan Bay Coastline likewise lies within 15 miles to the North with the Resorts of Aberaeron, Llangrannog and New Quay and the Town of Cardigan all being within a 20 minute drive. The University Town of Lampeter and the Town of Llandysul are also within close proximity.

GENERAL DESCRIPTION

A rare opportunity to purchase a Building Plot in a Village Centre location. The plot has Planning Permission granted for a 4 bedroomed dormer bungalow with garage, generous grounds and off street parking. Planning Application Number 46490.

The plot is positioned on the edge of a popular residential development where the other plots have already been developed. It offers good roadside frontage and is close to a regular Bus Route.

PLANNING PERMISSION

Planning Permission granted. Application Number 46490. Granted on the 26th July 2007. We understand from the Vendors that it is in perpetuity.

BUILDING PLOT



BUILDING PLOT (FIRST IMAGE)



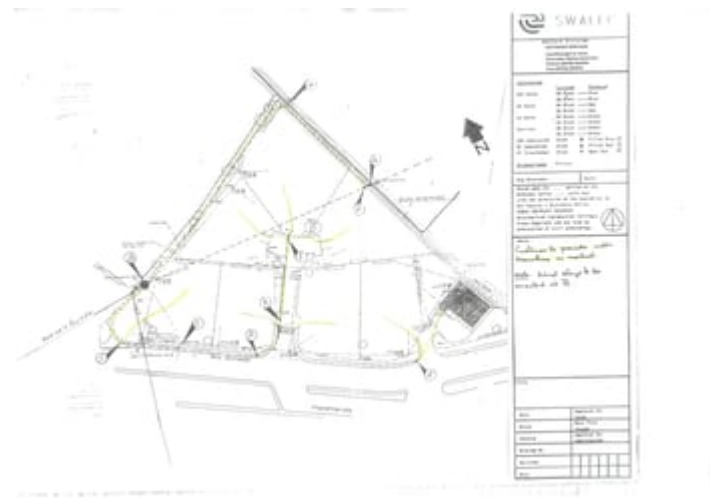
BUILDING PLOT (SECOND IMAGE)



BUILDING PLOT (THIRD IMAGE)



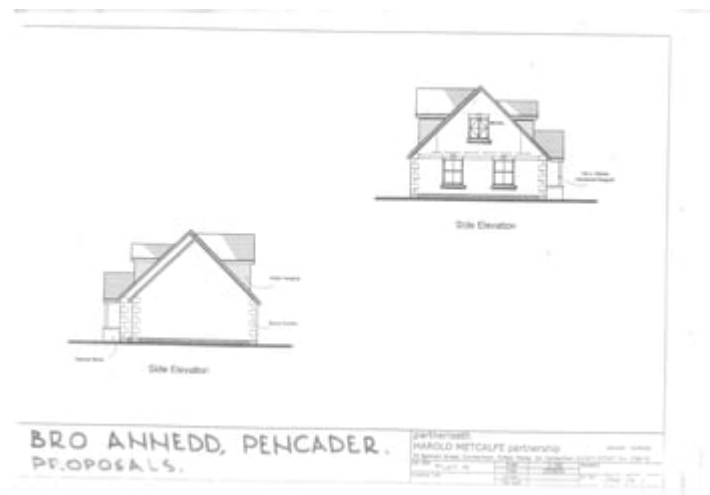
PLAN A



PLAN B



PLAN C



AERIAL VIEW



PENCADER VILLAGE



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

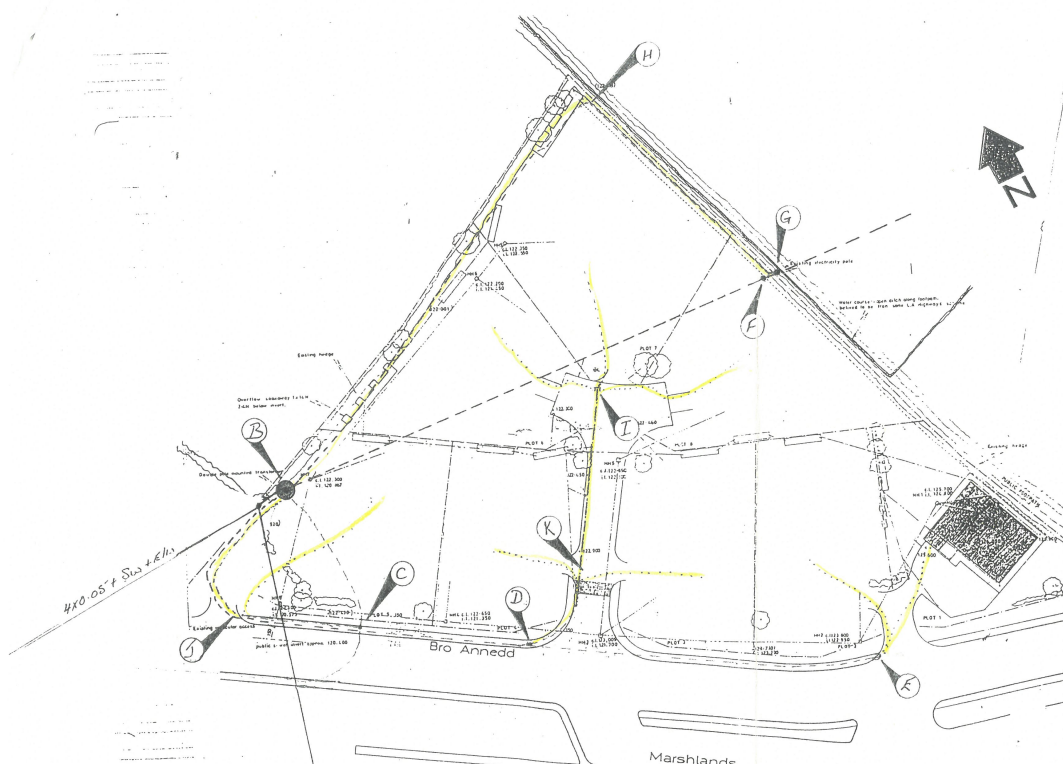
The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - To be confirmed.

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.

Services

We are informed by the current Vendors that the plot has drainage, water and electric connection already in place.



Western Division NETWORK SERVICES Lionthegol-ar-Arth Pencader, Dyfed SA39 9HT Phones: (01599) 380990 Fax: (01599) 380990																											
Information	<table border="0"> <tr> <th>Existing</th> <th>Proposed</th> </tr> <tr> <td>EHV Mains</td> <td>On Black — Blue</td> </tr> <tr> <td></td> <td>UG Black — Blue</td> </tr> <tr> <td>HT Mains</td> <td>On Black — Red</td> </tr> <tr> <td></td> <td>UG Black — Red</td> </tr> <tr> <td>LV Mains</td> <td>On Black — Green</td> </tr> <tr> <td></td> <td>UG Black — Green</td> </tr> <tr> <td>Services</td> <td>On Black — Brown</td> </tr> <tr> <td></td> <td>UG Black — Brown</td> </tr> <tr> <td>EHV Substation</td> <td>Black ■ Filled Blue □</td> </tr> <tr> <td>GT Substation</td> <td>Black ■ Filled Red □</td> </tr> <tr> <td>PT Transformer</td> <td>Black ● Open Red ○</td> </tr> <tr> <td>Diagram Lines</td> <td>Yellow</td> </tr> </table>	Existing	Proposed	EHV Mains	On Black — Blue		UG Black — Blue	HT Mains	On Black — Red		UG Black — Red	LV Mains	On Black — Green		UG Black — Green	Services	On Black — Brown		UG Black — Brown	EHV Substation	Black ■ Filled Blue □	GT Substation	Black ■ Filled Red □	PT Transformer	Black ● Open Red ○	Diagram Lines	Yellow
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Map Reference	Scale																										
Based upon the edition of the Ordnance Survey scale map with the permission of the Controller of Her Majesty's Stationary Office CROWN COPYRIGHT RESERVED Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.																											
Notes Customer to provide cable trenches as marked. Note. Wind stumps to be erected at B.																											
Title																											
Date	Approved for Issue																										
Drawn	Date first issued																										
Checked	Approved for construction																										
Drawing No																											
Revision																											
Date																											



Western Division
 SYSTEMS SERVICES
 Llanthonygarthor-darth
 Pencoed, Dyfed SA39 9HT
 Phone: (01594) 350000
 Fax: (01594) 350000

Information	Existing	Proposed
HT Mains	OM Black	Blue
HT Mains	OM Black	Blue
HT Mains	OM Black	Red
HT Mains	OM Black	Red
HT Mains	OM Black	Green
HT Mains	OM Black	Green
Services	OM Black	Brown
HT Substation	OM Black	Brown
HT Substation	Black	Filled Blue
HT Substation	Black	Filled Red
HT Transformer	Black	Open Red
HT Transformer	Black	Open Red

Proposed: Yellow

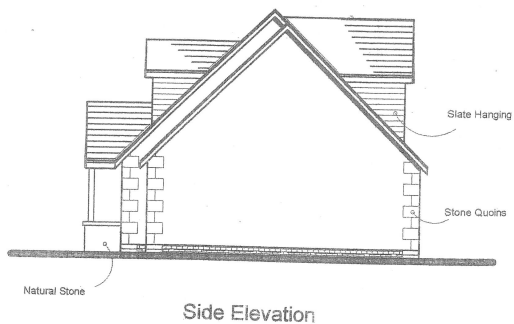
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 prosecution or civil proceedings.

Notes
 Customer to provide
 mains and service
 trenches - indicated.

Date	Approved for
Drawn	Issue
Checked	Drawn
Approved for	Approved for
Construction	Construction
Division	
Date	





**BRO ANNEDD, PENCADER.
PROPOSALS.**

partneriaeth HAROLD METCALFE partnership			
32 Spilman Street, Carmarthen, Dyfed, Wales tel. Carmarthen (01267) 237427 fax. 238693			
Job Title	Scale	Date	Revision
PLOT 4	1/100	20/06/05	
Drawing Title	Drawn	Checked	Dr. No.
			2/360/4

Council Tax:

N/A

Parking Types: Driveway. Garage. Off Street. Private.

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

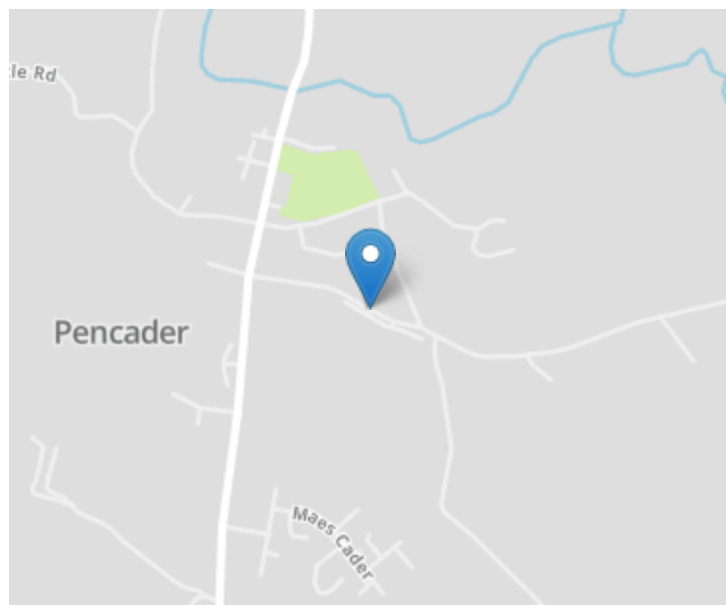
Any risk of coastal erosion? No

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

From Lampeter the property is best approached by taking the A485 road South through Llanybydder. Proceed to the Village of Gwyddgrug. Once reaching Gwyddgrug proceed over the bridge and turn right for Pencader. Proceed towards Pencader and the entrance to Bro Annedd Development will be on your right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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