

*Residential development land in the centre of the village of Llangyndeyrn. Outline planning permission granted for 8 detached properties. Picturesque location. Views to Rear.*



Land adj. Maes y Berllan, Llangyndeyrn, Carmarthenshire. SA17 5BL.

£425,000

D/2190/NT

\*\*\* Planning permission has been granted in outline for 8 detached dwellings in the picturesque village of Llangyndeyrn.\*\*\* The field is set within the village and opposite the picturesque church with some superb rural views to rear. \*\*\* Outline planning permission is granted for a proposed residential development application number W/39937 which was granted 27/7/23. \*\*\* A picturesque setting for the site opposite the village church and having some rural views to the rear. \*\*\* A rare opportunity for a proposed site within this popular rural village.\*\*\*

Situated between the main towns of Carmarthen and Llanelli and conveniently situated for Cross Hands with M4 dual carriageway connection and Pembrey Country Park with its large sandy beach.



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## **AGENTS COMMENTS**

Outline planning permission is granted for application number W/39937 which was again granted on the 27/7/23 and for a proposed residential development situated within the popular rural village of Llangyndeyrn which is situated between the main towns of Carmarthen and Llanelli close to Pontyberem and conveniently situated also for Cross Hands and Pembrey Country Park.

## **LOCATION**

The village of Llangyndeyrn offers village hall, junior school and public house offering a great village community within the area. Pontyberem is 2 miles approximately offering good day to day facilities including shop, doctors surgery, chemist and eateries. The larger towns of Carmarthen and Llanelli are 8 and 10 miles respectively, both offer excellent shopping facilities, national and traditional retailers, junior and secondary schools, bus and rail stations. Carmarthen offering the Lyric theatre, cinema, leisure centre etc. The township of Kidwelly is 6 miles approximately with picturesque castle, eateries, train station connecting to London Paddington. Other places of interest include the Botanic Gardens of Wales being 6 miles, Ffoslas horse racing course 6 miles approximately and Pembrey Country Park is 9 miles with its large sandy beach, dry ski slope, enclosed cycle path and woodland walks.

## **THE LAND**

The land fronts onto a country road being one field and copies of the planning consent is available for the selling agents of downloaded from Carmarthenshire County Council website with reference being W/39937.

## **PLEASE NOTE**

A section 106 agreement will be applicable to the site but has not been entered into via the outline planning permission that has been applied for.

Prospective purchasers need to make their own enquiries regarding the contribution payment for the site.

## **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**

Tenure - the property is freehold.

We are informed that mains services are available but prospective purchasers need to make their own enquiries with regard to the costs of such connections before making an offer for the site. There is no mains gas in the village.

## Directions

From Carmarthen take the A484 south signposted Llanelli/Pembrey Country Park. Travelling for approximately 2 miles in the village of Cwmffrwd turn left onto the B4309 signposted Pontyates. Continue on for ¼mile and turn left onto the B4306 signposted Pontyberem. Continue on this road and enter the village of Llangyndeyrn, by the village hall turn right signposted Pontantwn. Continue on for approximately 100 yards and the land will be found on the left hand side just before the Farmers public house.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also 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' .

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

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

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