

Building Plot in a popular rural village location. Cul de Sac with Mains Services. Planning for 3 Bedroom Bungalow, short walk to bus route.



**Building Plot at, Parc Mansant Pontyates, Llanelli, Carmarthenshire. SA15
5TA.**

£80,000

D/2177/NT

Rare opportunity for a plot with previous planning for detached bungalow, with Full Planning Permission Granted for proposed new dwelling for 3 bedroom bungalow with all mains services nearby on site. Cul de Sac location an application for detail planning has been submitted with open plan Kitchen/dining and lounge area, bathroom and 3 bedrooms.

The village in a central location for the area offers great facilities including shop/garage, convenience store, eateries, junior school, rugby club and village hall. Situated between the main towns of Carmarthen and Llanelli. Both offer excellent facilities including shops, leisure centres, cinema and schools. Cross Hands the ever growing village with shops and M 4 dual carriageway connection is 6 miles. Ffoslas Horse racing course is 5 miles and Pembrey Country Park with large sandy beach, dry ski slope, enclosed cycle track and woodland walks is 8 miles approx.



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Property Note

Full Planning Permission Granted for proposed new dwelling to planning application number PL/06934 dated 22/03/2024. Copies are available from Morgan And Davies or via the Carmarthenshire County Council web site. We are informed by the vendor that the financial contribution towards affordable housing provision has been paid.

Tenure

Property is freehold.

Services

We are advised that the services are available but prospective purchasers should make their own enquiries regarding connection costs.



Directions

From Carmarthen take the A 484 south towards Llanelli & Pembrey. At Cwmffrwd turn left towards Pontyates on the B 4309. Travel through Bancycapel, Pontantwn, Meinciau and enter the village of Pontyates. The entrance for Parc Mansant will be found on the left hand side after a short distance and the plot will be found on the right hand side by a Morgan & Davies for sale board.

For further information or to arrange a viewing on this beautiful property, contact us:

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