

*A rare opportunity for a building plot with 7 acres of land. Planning permission granted for 4 bedroom dwelling. Talog, Carmarthen, West Wales*



**Ty Newydd, Talog, Carmarthen, Carmarthenshire. SA33 6NR.**

**£250,000**

**D/2176/NT**

\*\*\* Building plot with approx 7 acres \*\*\* 4 bedroomed dwelling with 2 x reception rooms \*\*\* Superb rural location \*\*\* Views and set in own land \*\*\*



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## Description

A rare opportunity to purchase a building plot with land. Planning permission has been granted for a replacement dwelling Application No: PL/04997 dated 24.2.2023.

7 acres approximately in total of land mostly grazing, some woodland and garden. The new property to have 2 reception rooms, kitchen and utility room. The first floor with bathroom, 4 bedrooms ( 2 with En-suite facility ). A lovely rural location with some far reaching views.

## Location

The villages of Talog, Penybont and Trelech are 2 miles approx. The county and market town of Carmarthen is 9 miles with traditional and national retailers, cinema, school, bus and rail stations and M4 motorway connection via dual carriageway.

Conveniently situated for the market town of Newcastle Emlyn and further north is the superb Ceredigion Coastline at Aberaeron, with popular locations including Llangrannog, New Quay, Mwnt and Gwbert.

## Lounge

6.75m x 4.9m (22' 2" x 16' 1")

## Utility Room

3.19m x 2.8m (10' 6" x 9' 2")

## Kitchen

4.95m x 4.1m (16' 3" x 13' 5")

## Living Room

4.95m x 3.60m (16' 3" x 11' 10")

## Bathroom

4.75m x 2.00m (15' 7" x 6' 7")

## Bedroom 4

4.75m x 2.70m (15' 7" x 8' 10")

## Bedroom 3

4.75m x 2.90m (15' 7" x 9' 6")

## Bedroom 2

4.95m x 3.85m (16' 3" x 12' 8") with en-suite facility.

## Bedroom 1

4.95m x 3.85m (16' 3" x 12' 8") with en-suite facility.

## EXTERNALLY

### The Land

The land amounts to approx 7 acres is situated in one block which surrounds the property and the property itself is situated along a quiet country road and most of the land is laid to mature pastureland, with some woodland.

### Please Note

There is a foot path which goes through the property ( 1/27/1 ) and along the same route there is a right of way for a local farmer to access his land

### Tenure and Possession

We are informed the property is of Freehold Tenure.

### 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 Vendors that the property benefits from private water supply to the site, along with mains water being nearby. Mains electricity is on site and private drainage.

## Directions

From our office in Lammas Street, Carmarthen, turn right into Water Street. At the traffic lights continue straight on. Travelling through the village of Trefon and Bwlchnewydd, continue onto the brow of the hill and turn left signposted Talog.

Continue along this road through the village of Talog, having travelled approx 1/2 mile, turn right by the old Chapel and continue on up the hill for approx 1.5 mile going around a few sharp bends and on the sweeping left hand bend, the site will be found on the right hand side as identified by the Agents 'For Sale' board.

WHAT THREE WORDS : warthog - tiny - helm

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen on 01267 493444 or [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

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'.

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

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

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