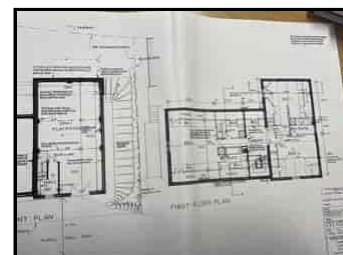
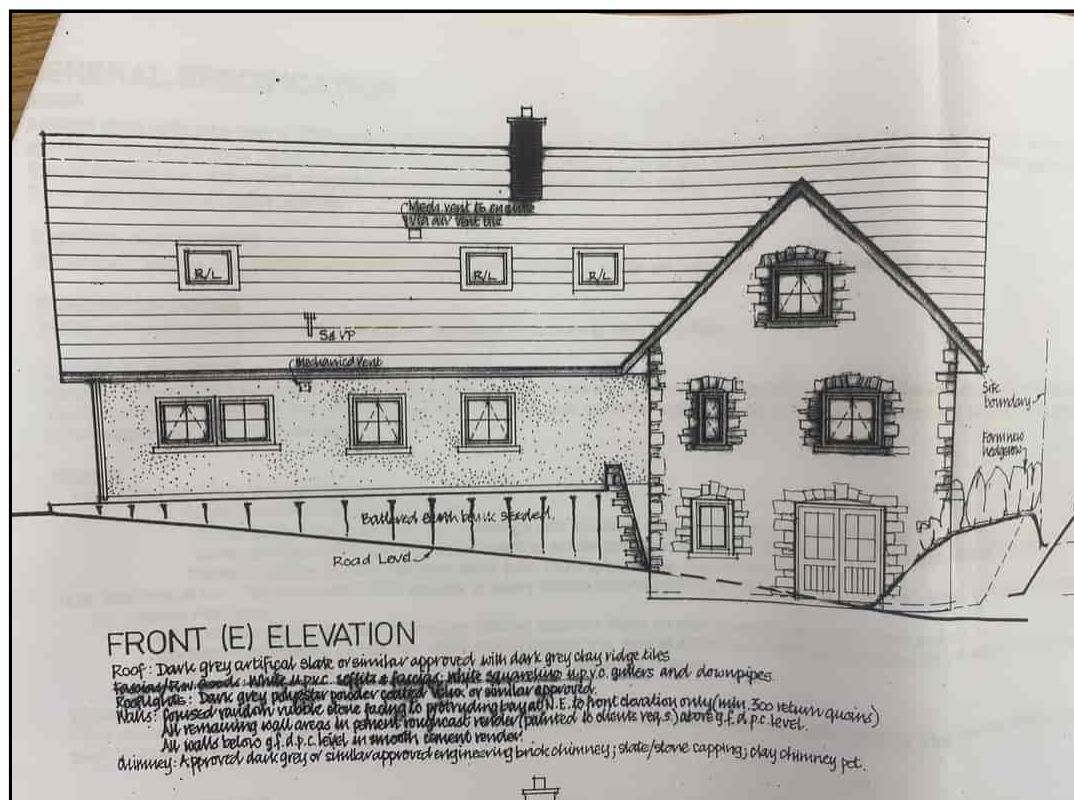


Building Plot for a pleasantly positioned detached 5 bedroomed bungalow enjoying an edge of Village position. Pencader, West Wales



Plot 1 Adjacent to Craige, Pencader, Carmarthenshire. SA39 9AR.

£85,000

REF: D/2152/LD

*** Building Plot *** Pleasant edge of Village position *** An executive and substantial 5 bedroomed detached dormer style bungalow with a large cellar room *** Comfortable plot with rear garden and off street parking *** Country views to the front *** A shared driveway

*** We are advised Planning Permission is in perpetuity - Building works have commenced *** Electric and water connection on site - Sewerage in close proximity

*** Edge of popular Village position *** Walking distance to a range of local amenities within the Village *** Close to a regular Bus Route *** Convenient to the larger Towns of Carmarthen, Lampeter and Llandysul *** No onward chain - Don't miss out *** A rare and unrivalled opportunity



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Ceredigion, SA48 7DT
Tel: 01570 423623
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Ceredigion, SA46 0AS
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

The Building Plot is located on the edge of the Village of Pencader, just 4 miles from the Market Town of Llandysul, 9 miles North from the County Town and Administrative Centre of Carmarthen, 12 miles South from the University Town of Lampeter and is located down a quiet shared access lane with Pedestrian rights of way.

GENERAL DESCRIPTION

Here we have a rare and unrivalled opportunity to acquire a delightful and highly appealing Building Plot with Planning Permission granted and in perpetuity for a 5 bedroomed dormer style bungalow. The construction works and footings have already been undertaken a number of years ago. Water and electricity connection is on site and sewerage is in close proximity.

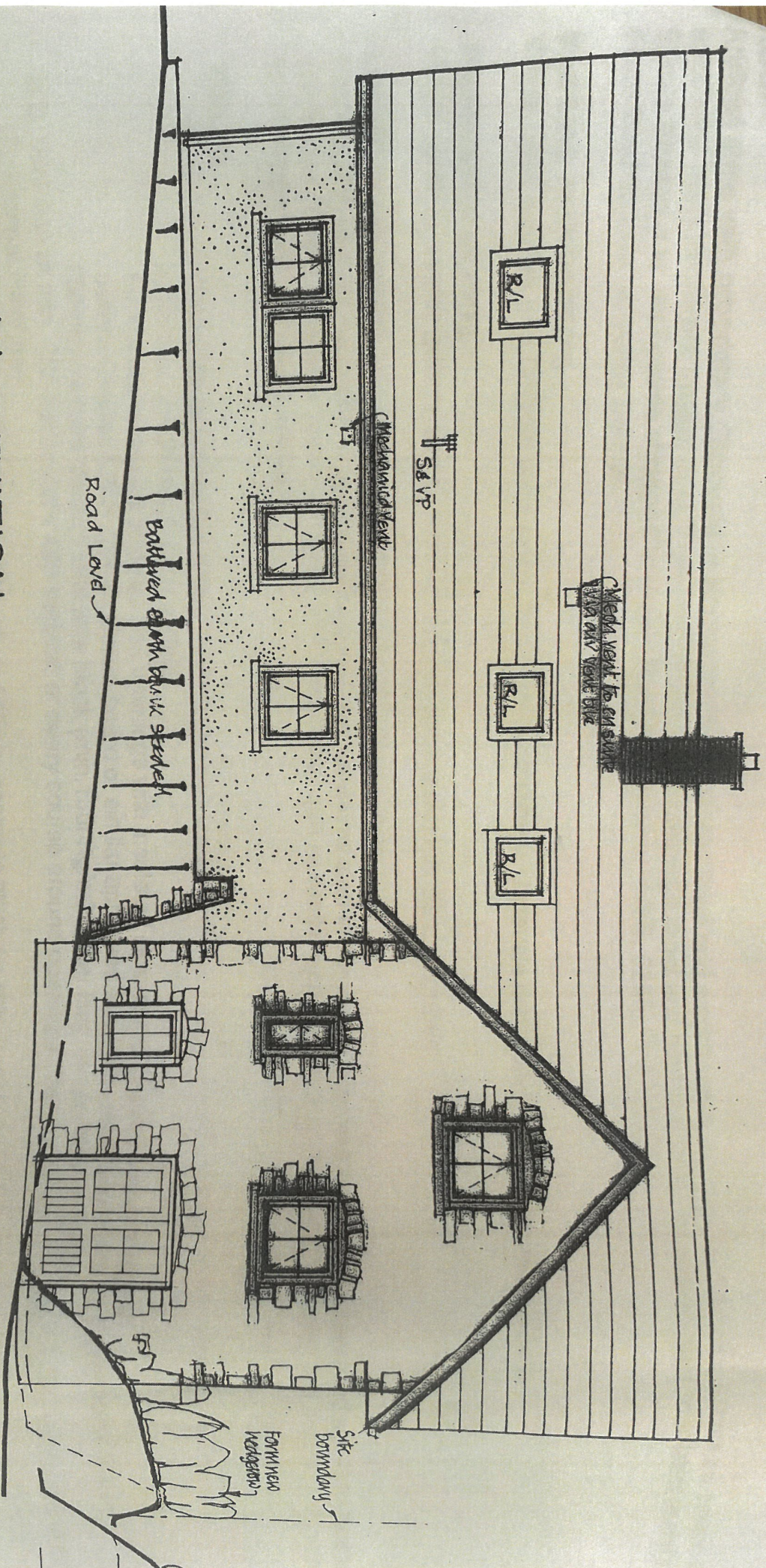
The plot enjoys an edge of Village position with fantastic country views to the fore. Please see attached plans for further information and dimensions.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

Services

We are informed by the current Vendors that the property benefits from water and electricity connection on site. Sewerage is in close proximity.

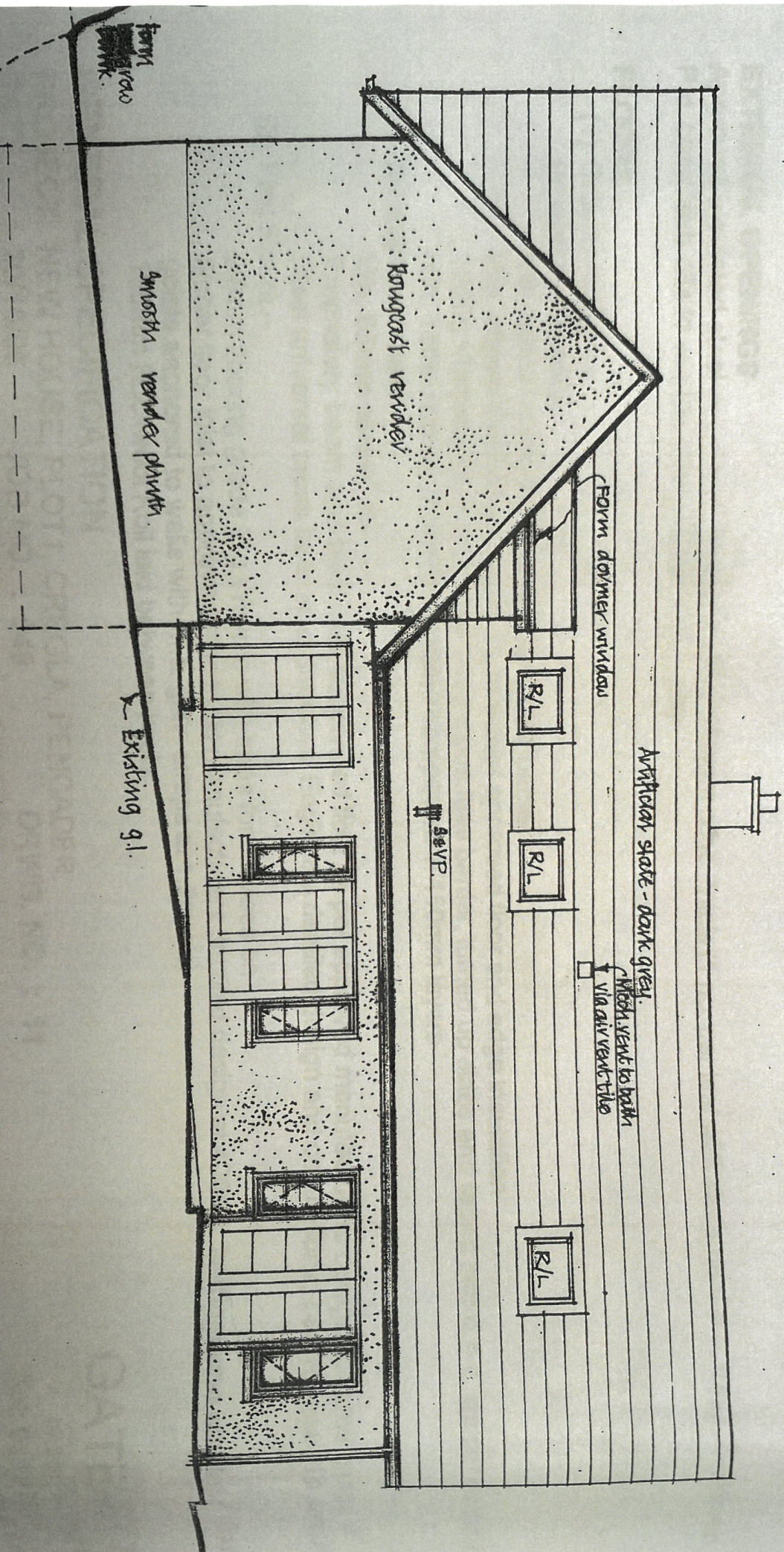


FRONT (E) ELEVATION

Roof: Dark grey artificial slate or similar approved with dark grey clay ridge tiles
 Foundations: concrete. White m.p.c. soffits & fascias. White galvanneal m.p.c. gutters and downpipes.
 Roofsides: Dark grey polymer powder coated. Dark or similar approved.
 Walls: Formed random rubble stone facing to protruding bay at N.E. to front elevation only (min. 500 return quoins)
 All remaining wall areas in pattern roughcast render (painted to clients req.s.) above g.f.d.p.c. level.
 All walls below g.f.d.p.c. level in smooth cement render.
 Chimney: Approved dark grey or similar approved engineering brick chimney; slate/store capping; clay chimney pot.

REAR (W) ELEVATION

Roof: Dark grey artificial slate or similar approved with dark grey clay ridge tiles
 Rooflights: Dark grey polycarbonate panels covered with or similar approved.
 Walls: Poured random rubble stone facing to protruding bay window. E. to front elevation or masonry (min. 300 return quoins)
 All remaining wall areas in present roughcast render (painted to clients req.s.) above g.f. d.p.c. level.
 All walls below g.f. d.p.c. level in smooth cement render.
 Chimney: Approved dark grey or similar approved engineering brick chimney; slate/stone capping; clay chimney pot.



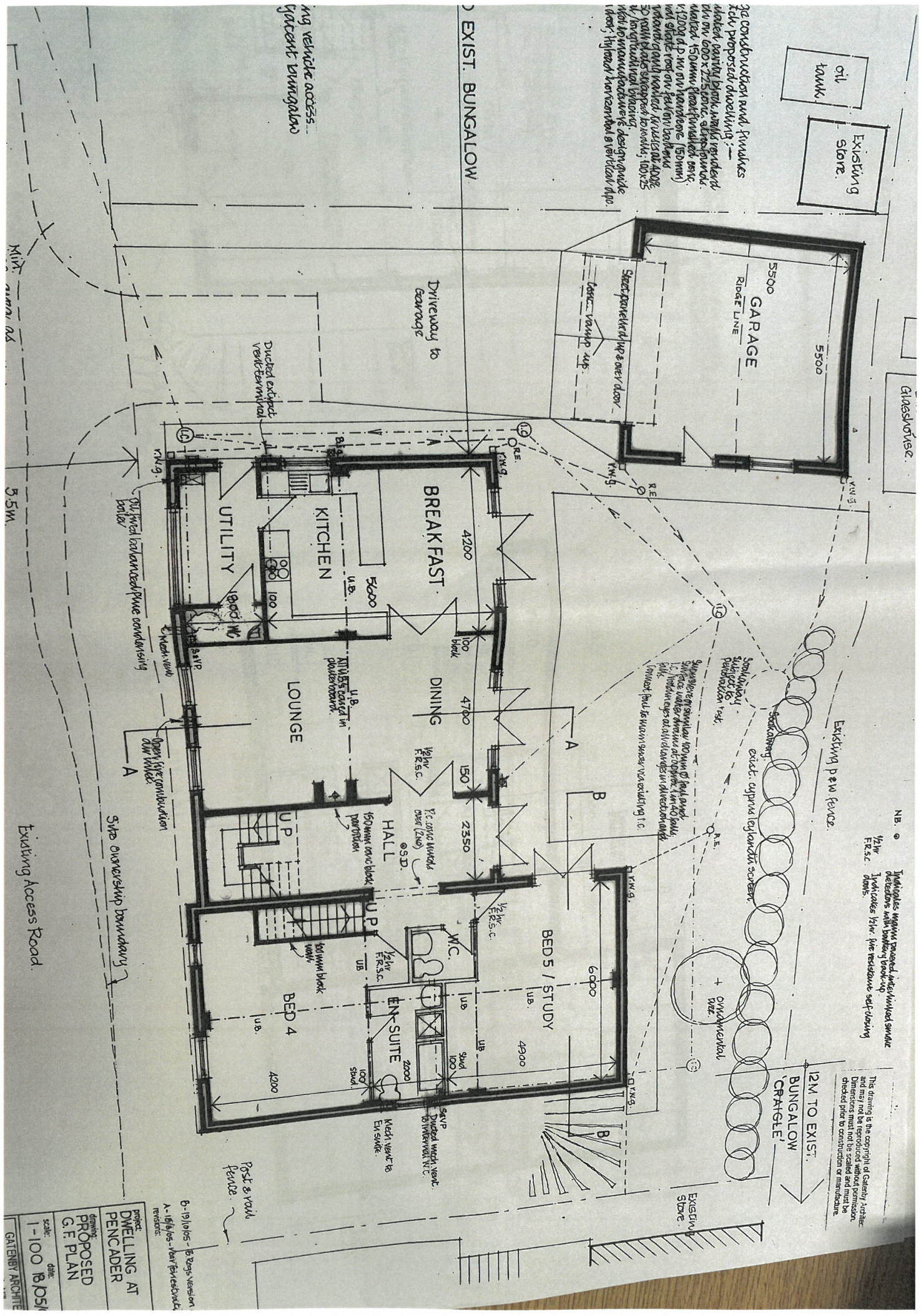
REAR (W) ELEVATION

oil tank.
Existing store.

20 construction and finishes
for proposed building:
shaded, painted brick, white render
on 600 x 225 concrete slabs
external 450mm flange finish
internal 1200 x 1200 x 150mm
solid stone roof on 140mm
timbering and rafters, 100mm
30 north faces supported by walls, 100 x 25
4/100 structural framing,
with 100mm insulation design grade
floor, 100mm kerbs and a vertical dip.

EXIST. BUNGALOW

ing vehicle access
to adjacent bungalow



N.B. ①
② NW
F.R.S.C. 1/2W
Indicates where proposed structural
alterations will be made
Indicates 1/2W line to be self-closing
door.

The drawing is the copyright of Gatenby Architects
and may not be reproduced without permission.
Directors must not be scaled and must be
checked prior to construction or manufacture.

PROJECT:
DWELLING AT
PENCADER
drawing:
PROPOSED
G.F. PLAN
scale:
1:100 B/D/5/1
date:
GATENBY ARCHITECTS

MATERIAL INFORMATION

Parking Types: None.

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

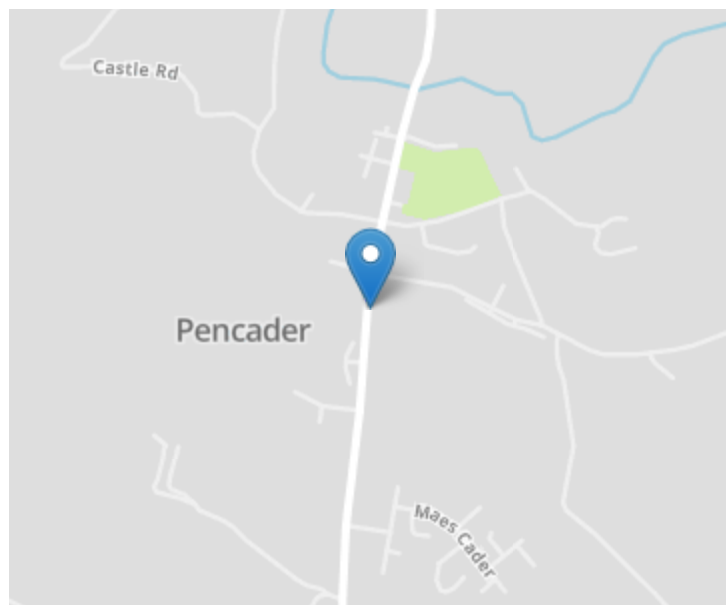
Any risk of coastal erosion? No

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

Heading North from Carmarthen turn left onto the B4459 after Alltwalis (beside 'Windy Corner Filling Station'). Continue into the Village of Pencader. After passing the Convenience Store Retail Unit, on your left hand side, take the left hand turning beside a property named 'Waungader'. Continue on this road for a further 100 yards and take the right hand turning beside 'Craigle'. Plot 1 will be the first 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 :

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