

Building Plot with Outline Planning Permission Granted. Rural Outlook to Rear. Fronting onto B4317 Within the popular & Centrally Situated Carway Village.



**Building Plot Next to Carway Hall, Carway, Kidwelly, Carmarthenshire.
SA17 4HL.**

£80,000

D/2197

*** Building Plot with outline planning permission granted for detached bungalow. *** Level plot in the village of Carway with rural aspect and views.*** A rare opportunity for a self build project in the area. *** Situated in the village which offers junior school, football club and close to Ffoslas horse racing course and Glynhir golf club. ***



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



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



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

Location

Situated in the village of Carway, centrally located for Llanelli, Carmarthen and the Carmarthen Bay Coastline. The village has hall, football club, Ffoslas Horse Racing course and Glynhir golf club nearby. The County and Market Town of Carmarthen is 11 miles with traditional and national retailers, schools, bus and mainline train station, leisure centre, Lyric Theater and cinema etc. Llanelli Town is 7 miles approx. offering similar facilities. Burry Port Harbour along with 2 great golf courses at Ashburnham & Machynys is 7 miles. Pembrey Country Park is 6 miles with large sandy beach, dry ski slope, enclosed cycle track and woodland walks being some of the attractions within. The ancient town of Kidwelly well known for its picturesque Normandy castle, lovely eateries, etc. Mainline train station.

Planning

Outline planning permission is granted for a detached bungalow to application number PL/03863. Granted dated 03/08/2023. A copy of which is available from the selling agents or via the Carmarthenshire County Council web site.

Services

Mains water, electric and drains are available subject to connection charges. Prospective purchasers should make their own enquiries regarding such charges before making an offer.

Plot

18m x 34m (59' 1" x 111' 7") Currently part of an agricultural field being level and in our opinion easily workable being level.

Tenure and Possession

We are informed that the plot 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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

Directions

From Carmarthen take the A 484 South towards Llanelli in Cwmffrwd turn left onto the B 4309 towards Pontyates. Carry on through the villages of Bancycapel, Pontantwn, Meinciau and down the hill in Pontyates village at the bottom pass the rugby club and over the old railway and turn right towards Carway. Continue on and enter the village and the plot will be found on the right hand side shown by a Morgan and Davies For Sale Board before the village hall.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@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 Page.

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

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk
www.morgananddavies.co.uk



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