



## Development Land at Lleine, Cynwyl Elfed, Carmarthen SA33 6TS

£395,000 For Sale

### Property Features

- Detailed Planning Consent Granted
- South Facing Development Site
- 13 Properties (9 Executive Styled)
- Future development potential adjoining site
- Fantastic Countryside Views
- Close to Local Amenities
- Fringes of Popular Village

### Property Summary

A great opportunity to acquire a 1.80 acre south facing development site with full planning consent for 13 properties, 9 of which being detached executive homes and bungalows and 4 affordable homes, being two pairs of semi-detached. The site benefits from fantastic countryside views over the village and open countryside in the popular village of Cynwyl Elfed, a short walk from local amenities to include a primary school, public house, village store and Post Office, petrol station, community park and a regular bus service to Carmarthen.



## Full Details

### The Site

The site has consent for 9 Executive Detached homes in a popular village location. 8 of which being 4-6 bedroom 2-3-stories with open plan kitchen-dining rooms, master en-suites, integral garages and private gardens. The remaining property is a 3 Bedroom Detached Bungalow with integral garage and gardens.

Each of the 9 executive homes will benefit from fantastic views over the surrounding countryside. The affordable homes will equally benefit from private gardens and driveway parking to the rear and countryside views.

### Planning

The site benefits from detailed plans which includes engineering, landscaping and drainage plans. Copies can be seen on our website under Plan section for the property or contact Agent office.

Planning Application No. W/20633.  
Discharged Condition Application No. W/35886 and W/35909.

### Plans

Please contact the office to request the planning documents.

### Section 106

The S106 Agreement between the owner and Carmarthenshire County Council includes a financial contribution towards the local Primary School for a sum of £15,000 and 4 affordable homes at the southern end of the site.

### Services

Mains electricity, mains water and mains drainage available in the locality.

