



54 Building Plot adjoining, Ammanford Road, Llandybie, Ammanford, Carmarthenshire SA18 3YF

£119,950 For Sale
Property Features

- Building Plot with Full Planning Permissions
- 0.133 acres
- Popular Village Location
- Excellent Road Links
- Various Local Amenities
- Potential Domestic Property

Property Summary

An exciting opportunity to acquire a 0.133 acre plot in the popular village of Llandybie with full planning permissions for a domestic property.

Lying in the heart of the village, this plot is surrounded by a range of amenities within Llandybie, the close-by town of Ammanford and the further towns of Cross Hands, Carmarthen or Llanelli.



Full Details

OVERVIEW

A level building plot extending to approx. 0.13 acres (543.62 m²) benefitting from full planning permissions for a domestic property, located in the popular village of Llandybie, surrounded by a range of amenities and entertainments.

The plot benefits from immediate access to the road with links to major roads such as the M4. The area also includes primary schools with three nearby secondary schools in Ammanford, Ffairfach and Cross Hands. Along with a wide range of shops, sports facilities and places to eat out.

Benefitting from a 15.3 metre width of road frontage and a depth of 35.2 metres, this plot gives plenty of space for the proposed domestic property while retaining plenty of external space for parking and front/back gardens.

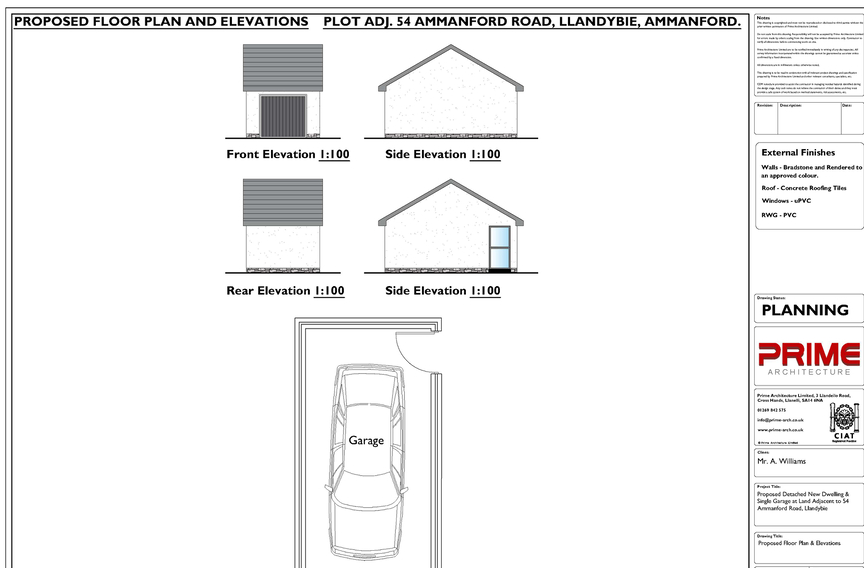
SITUATION

Llandybie is a bustling village, providing many families a place to call home. With the range of amenities and opportunities, this village gives plenty of options for all. Lying on the outskirts of Ammanford, a town with an even wider range of amenities, Llandybie is a well connected village. This location also gives excellent links to major roads and surrounding towns and villages, with the M4 and junction 49 only a 15 minute drive away. The county town of Carmarthen is also within a 30 minute drive alongside Llanelli, another popular town within a 30 minute drive.

FURTHER INFORMATION

Tenure

We are advised the property is held on a Freehold basis.



Planning

The plot benefits from detailed planning consent for a detached four bedroom dwelling with a detached garage.

Planning Reference: PL/06415

Services

We are advised the property does not yet benefit from any services.

Postcode / What3Words

Postcode : SA18 3YF

What3Words : ///grow.sparkles.drops

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Plans, Areas and Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Viewing & Further Information

By appointment with the auctioneers, Rees Richards & Partners, Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ.
 Tel: 01267 612021 Email: property@reesrichards.co.uk

