



## Land adj to Gelli Gelynog Farm Carway, Kidwelly, Carmarthenshire, SA17

**ADU I**

- Stand Alone Paddock
- Planning for Stable Block (Slab Down)
- 2 Separate Fields
- Quiet Location
- Viewing Strictly By Appointment
- Total Plot Size Just Over 3 Acres
- Mains Water
- Mini-Orchard
- Semi-rural Village
- Planning app : s/28297 For Stable Block

**£178,000**



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

***The Agent that goes the Extra Mile***



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: No tax band

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

TAKE ON JHL/SC/0823/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655





Situated in a tranquil and semi-rural location just on the outskirts of Carway, we have for sale a pocket of land which measures just a little over 3 acres and is split into two fields with planning for a stable block and a bonus of having mains water already on site. The base for the stable block is already in place—planning application S/28297. Located opposite Gelli Gelynog, this idyllic land has lovely views over the local countryside. It offers something a little different to the lucky purchasers using a little mini-orchard. Please note that viewing is strictly by appointment, or if you would like further details, please don't hesitate to call us on 01554 759655.

Carway is conveniently situated approximately seven miles to Llanelli, Twelve miles to Carmarthen, and eighteen miles to Swansea, so it is ideal for commuting. Carway has been developed recently thanks to the prestigious Ffos-Las race course. There are public transport links between the major towns and for children there is a local primary school.



#### DIRECTIONS

At our office turn right at Station Road traffic lights, follow the road keeping in the left-hand lane. At the next set of traffic lights carry straight on taking the first turning on your right signposted "New Road". Continue on this road and at the mini-roundabout take the first turning off, follow the road going straight through the next set of traffic lights and carry on traveling along the road going through the little hamlet of "Pen Y Mynydd" making your way into "Trimsaran". At the mini roundabout take the first turning off signposted "Carway". Travel along the road passing the school on the right making your way into the village, driving through the village and just before you come start to drive out of the village the land is situated along this road, but please we advise that this is viewing strictly by appointment only.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.