



## Plot Adjacent to 34a Heol Nazareth, Pontyates, Llanelli, SA15 5TB

FOR SALE BY MODERN METHOD OF AUCTION

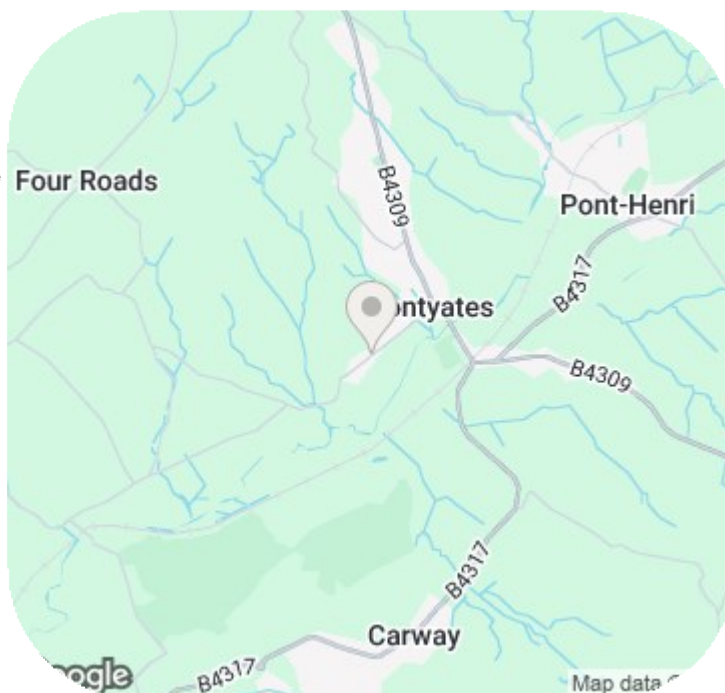
An exciting opportunity to purchase a plot in Pontyates with full planning permission REF: PL/05757. The plot is approximately 0.2 acre plot and boasts an enviable location within Pontyates with amazing countryside views.

The plot can either be a great investment for someone looking to build the property for re-sale or an opportunity to build your own dream home in a popular location. The planning permission is for a five-bedroom, four-bath, detached, split-level bungalow.

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has a bilingual primary school catering for ages 4-11, shops, eateries and a local community centre. This former mining village is just 9 miles from the County town of Carmarthen and 7.1 miles from Llanelli, allowing you a vast range of shopping and facilities within a short car or bus drive.

- PLOT WITH FULL PLANNING PERMISSION REF: PL/05757
- FIVE BEDROOM SPLIT LEVEL BUNGALOW
- DETACHED
- PLANNING REF PL/05757
- COUNTRYSIDE VIEWS
- FIVE BED FOUR BATH
- VILLAGE LOCATION
- CLOSE TO AMENITIES

**Guide Price £90,000**



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

12 Victoria Place, SA61 2LP

EMAIL: auction@westwalesproperties.co.uk TELEPHONE: 0345 094 3004

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





#### GENERAL INFORMATION

**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:** Band N/A

#### FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

CFP/REM/04/23 OK

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, Turn left onto B4309. Continue onto B4309. Turn right onto

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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