

VIEWING: By appointment only via the Agents.
TENURE: We are advised: FREEHOLD.
SERVICES: To be connected

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

EJL/AMR/11/21/OK EJL
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<https://www.facebook.com/westwalesproperties/>

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



Penbryn Land @ Hermon, Cynwyl Elfed, Carmarthenshire, SA33 6SR

- FREEHOLD BUILDING PLOT
- OUTLINE PLANNING FOR 3 BED HOUSE
- GARDENS FRONT & REAR
- REF W/39083
- SECTION 106 CONTRIBUTIONS
- RURAL VILLAGE LOCATION
- GARAGE & DRIVEWAY
- UNIQUE OPPORTUNITY
- SERVICE CONNECTIONS ONSITE

Offers In Excess Of £125,000

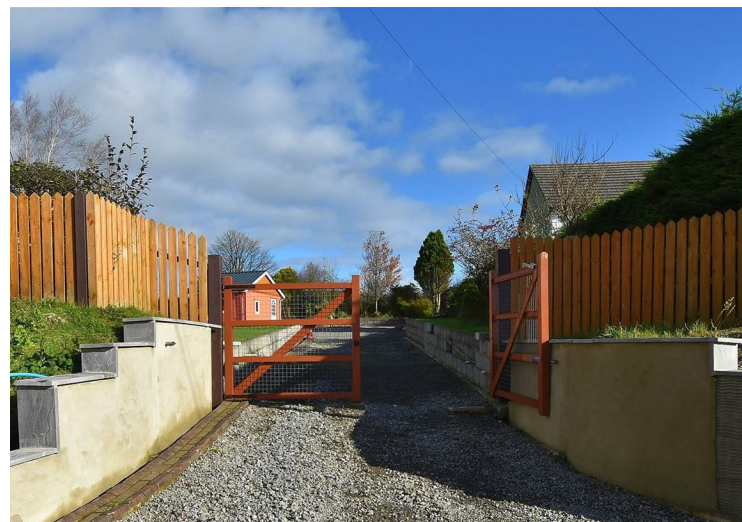
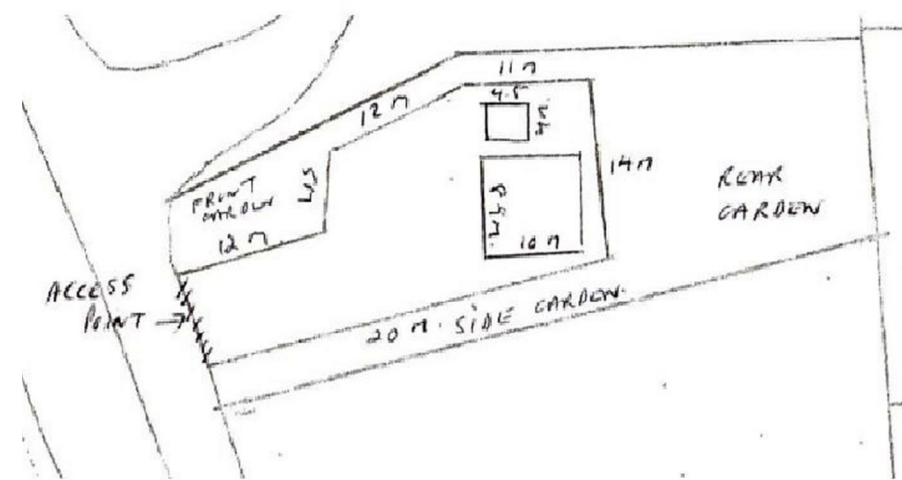


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The Agent that goes the Extra Mile



An excellent opportunity to purchase a freehold plot with outline planning for a three-bedroom house and garage (in situ) with garden and driveway, located in the quaint rural village of Hermon. Planning reference, W/39083 was granted on 4/7/2019 with 3 years application for full planning approval to the Local Planning Authority. The developments must then be commenced not later than 5 years subject to conditions.

Services available include electricity and private drainage. The section 106 contribution is approx £8k

The plot is located in the village of Hermon approximately 10 miles from the market town of Carmarthen.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars and a multi storey car park. The town is also served by direct inter city trains from West Wales to London and Manchester. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.

PLOT DIMENSIONS

262'5" max x 68'10" max (80m max x 21m max)



DIRECTIONS

From Carmarthen take the A484 towards Newcastle Emlyn and Cardigan. After approx seven miles you will reach the village of Cynwyl Elfed, continue on the B4333 and the plot can be found on the right side of the road. What Three Words Reference - suppers.orchids.footballers

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.