0345 094 3004
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Black Rock Cottage Llanboidy Road, Whitland, Pembrokeshire, SA34 0ED

For sale via auction. An opportunity to acquire a plot of land extending to approximately 0.26 acres, located in a rural setting in the village of Llanboidy.

The plot includes a derelict residential property and benefits from direct road access, offering potential for renovation, replacement dwelling, or redevelopment, subject to the necessary planning consents.

The site is centrally located off the A40 corridor with easy access to all that Pembrokeshire, Carmarthenshire and Ceredigion have to offer, while the surrounding countryside provides a quiet and private setting. The property may appeal to buyers seeking a development opportunity or land investment, with all interested parties advised to make their own enquiries regarding planning, services, and site condition.

- 0.26 ACRE PLOT APPROX NO ADDITIONAL LAND FOR SALE.
- DEVELOPMENT OPPORTUNITY
- SEMI-RURAL LOCATION
- GOOD TRANSPORT LINKS

Guide Price £27,500

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

The Property Ombudsman
The Agent that goes the Extra Mile
NAEA National Association of Estate Agents

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.
COUNCIL TAX: NA
HEATING: NA
ref: CFP/ CFP /JAN / 26

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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