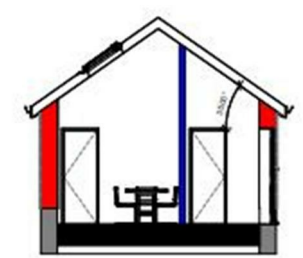


**MATERIALS SCHEDULE**

Walls	Painted Render / Brickwork Plinth
Fenestration	White PVCu
Roof	Fibre Cement Tiles
RW Goods	White PVCu

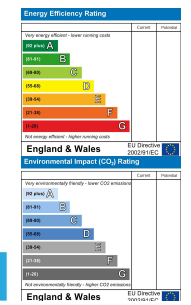


**Plot Adjacent to 11 Argoed Crescent, Trimsaran, Kidwelly, Carmarthenshire, SA17 4DS**

- FANTASTIC OPPORTUNITY
- VILLAGE LOCATION
- PLANNING PERMISSION
- BUILDING PLOT

**£60,000**

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



**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 NA  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<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.  
ADD/REM/09/22 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.

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**The Agent that goes the Extra Mile**





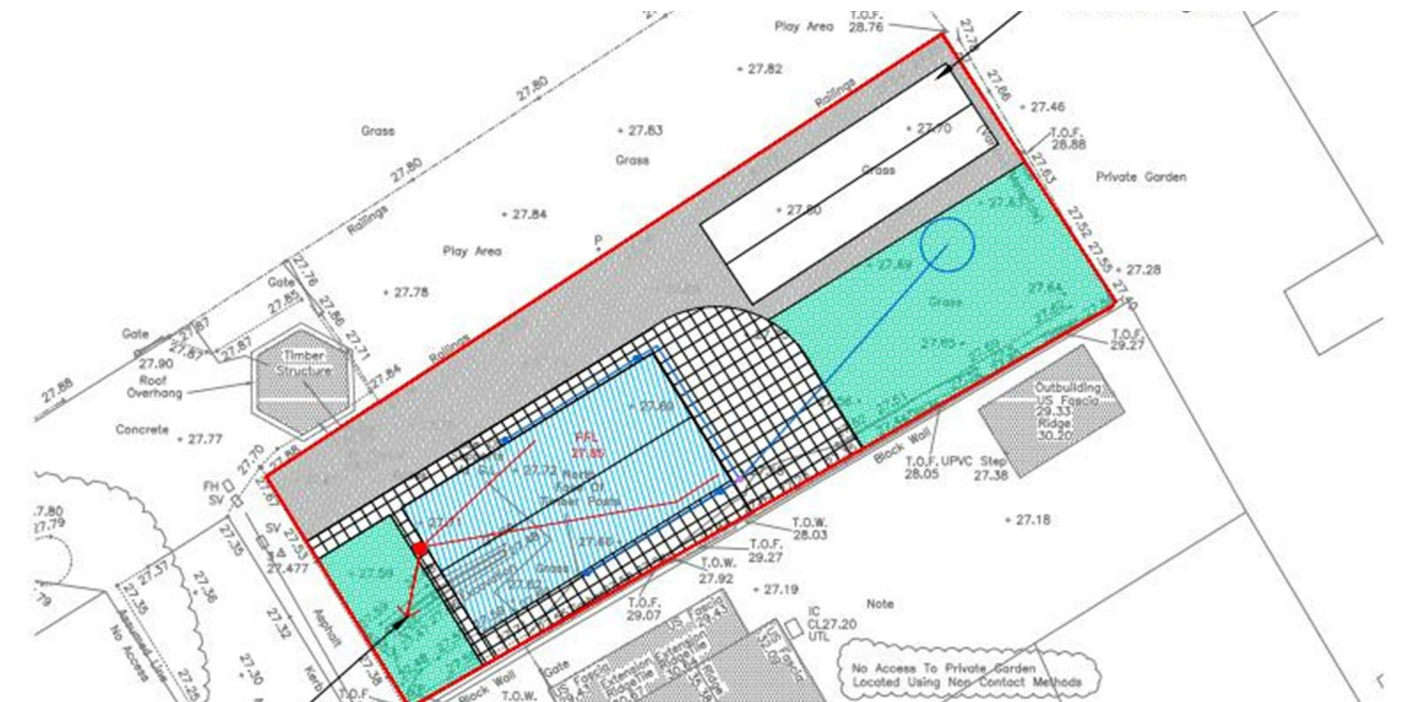


A fantastic opportunity to purchase a plot within the popular village of Trimsaran with full planning permission.

The planning permission is for a detached one-bedroom bungalow, which is located at the end of a cul-de-sac.

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 ancient township of Kidwelly made famous by its famous Norman castle is conveniently situated midway between Carmarthen and Llanelli. Kidwelly offers a wide range of amenities including schools, shops, etc. There is also a railway station making Cardiff, Swansea, and other destinations easily accessible. Local leisure facilities include golf courses at Glyn Abbey and Ashburnham, the nearby Pembrey country park, and horse racing at Ffos Las.



### DIRECTIONS

From our office in Dark Gate Carmarthen, Follow Lammas St to Morfa Ln/B4312, 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 the 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. At the roundabout, take the 1st exit and stay on A484. Turn left onto B4308. Turn left onto Argoed Crescent. What3Words - rave.revealing.digesting.

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