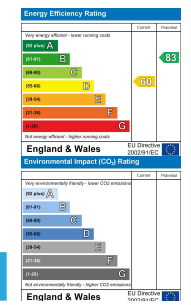


Plot Adjacent to Pen Yr Erw Horeb Road, Mynyddygarreg, Carmarthenshire, SA17 4RF

- FANTASTIC OPPORTUNITY
- VILLAGE LOCATION
- BUILDING PLOT
- EASY TRANSPORT LINKS

Offers In Excess Of £100,000

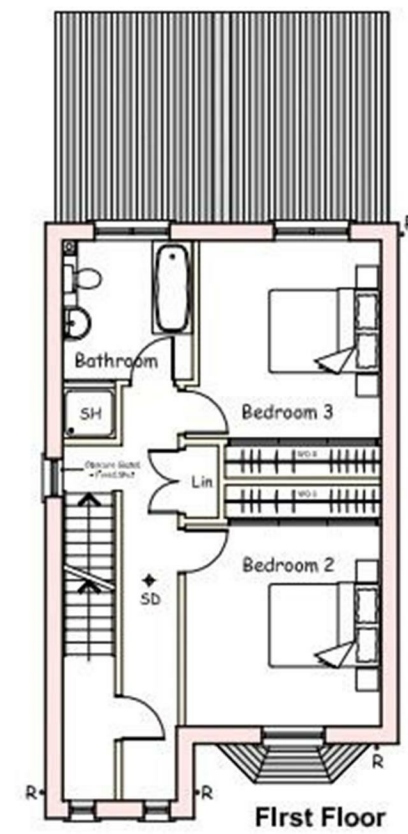
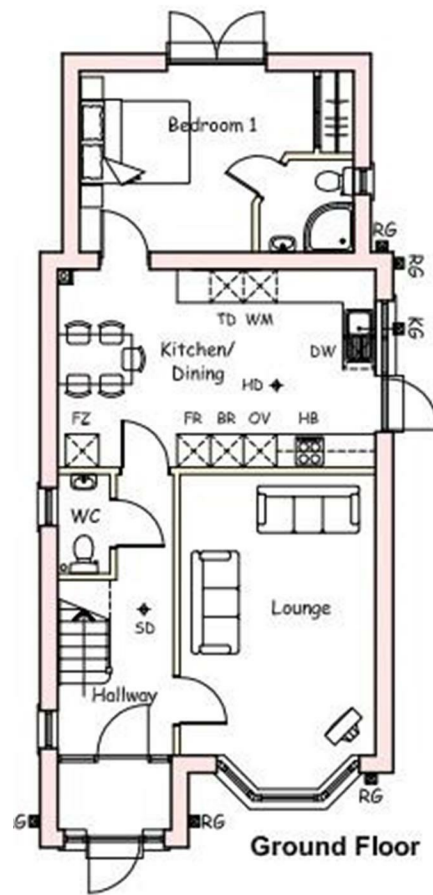
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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.
CFP/CFP/06/22 OK EIL

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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A fantastic opportunity to purchase a plot within the popular village of Mynyddgarreg.

The plot has lapsed planning permission for one detached four-bedroom house which the current vendor has since re-applied for and would make a fantastic family home, with versatile living.

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

Directions: From Carmarthen, take the A484 towards Kidwelly, past Morrisons & Halfords etc, & continue along this road for approx. 8 miles. At the roundabout carry straight on, proceed over the bridge and then take the next left turning to Mynyddgarreg. Continue along this road, pass the coloured terrace houses on your right the turning for Horeb Road will be on your left. Drove up Horeb Road and the property and plot will be on your right hand side. What Three Words Reference - scatters.pens.operation

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