

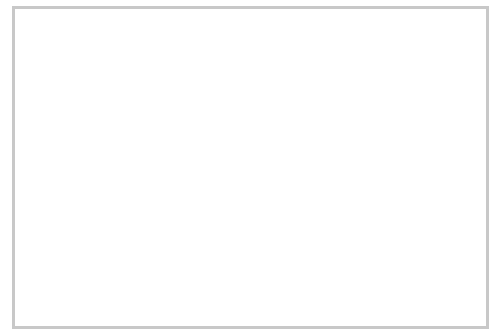
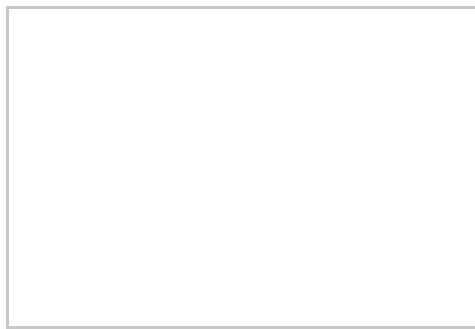


www.evansbros.co.uk



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4 Plots at Maes Cawnen, Trelech, Carmarthen, SA33 6RW

Guide Price £120,000

A superb opportunity to acquire a level development site with services available nearby, located in the picturesque rural village of Trelech.

This appealing site benefits from:

Full Planning Permission for one 3-bedroom dwelling and Outline Planning Permission for three additional 3-bedroom dwellings.

Situated on the edge of a quiet, established residential estate, the site enjoys a peaceful village setting while remaining conveniently located. The village offers a primary school and a traditional public house within walking distance, and is just 15 miles from Carmarthen, the county's administrative and commercial hub.

An ideal prospect for developers or self-builders looking for a small-scale project in a desirable rural location.

For further information or to arrange a viewing, please contact Evans Bros Estate Agents, Llanybydder 01570 480444

LOCATION

Situated adjoining a quiet estate in the rural village of Trelech, within walking distance of a school and public house. Only 15 miles from the administrative centre of Carmarthen.

DESCRIPTION

An opportunity to purchase a level development site with services at hand.

Full planning for 1 - 3 bed dwelling.

Outline planning for 3 - 3 bed dwellings.

Planning reference PL 07426

DIRECTIONS

What3Words: sandbags.played.cyber

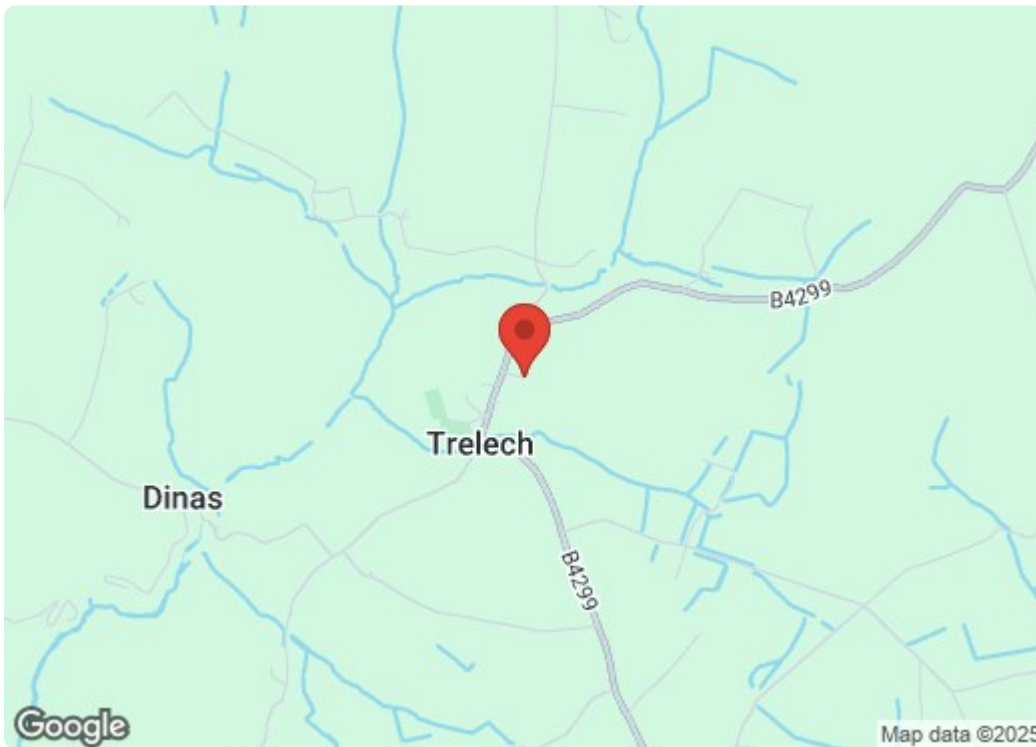
SERVICES



Mains water, electricity and drainage available

VIEWING NOTES

Free to view at any reasonable time

For further information contact Evans Bros Estate Agents
Llanybydder 01570 480 444



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |



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