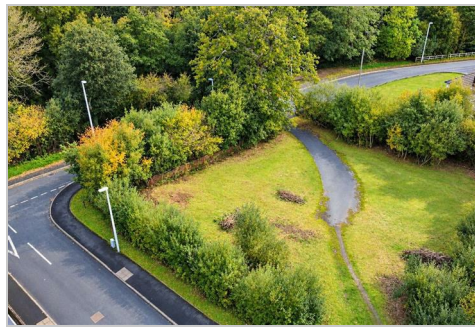
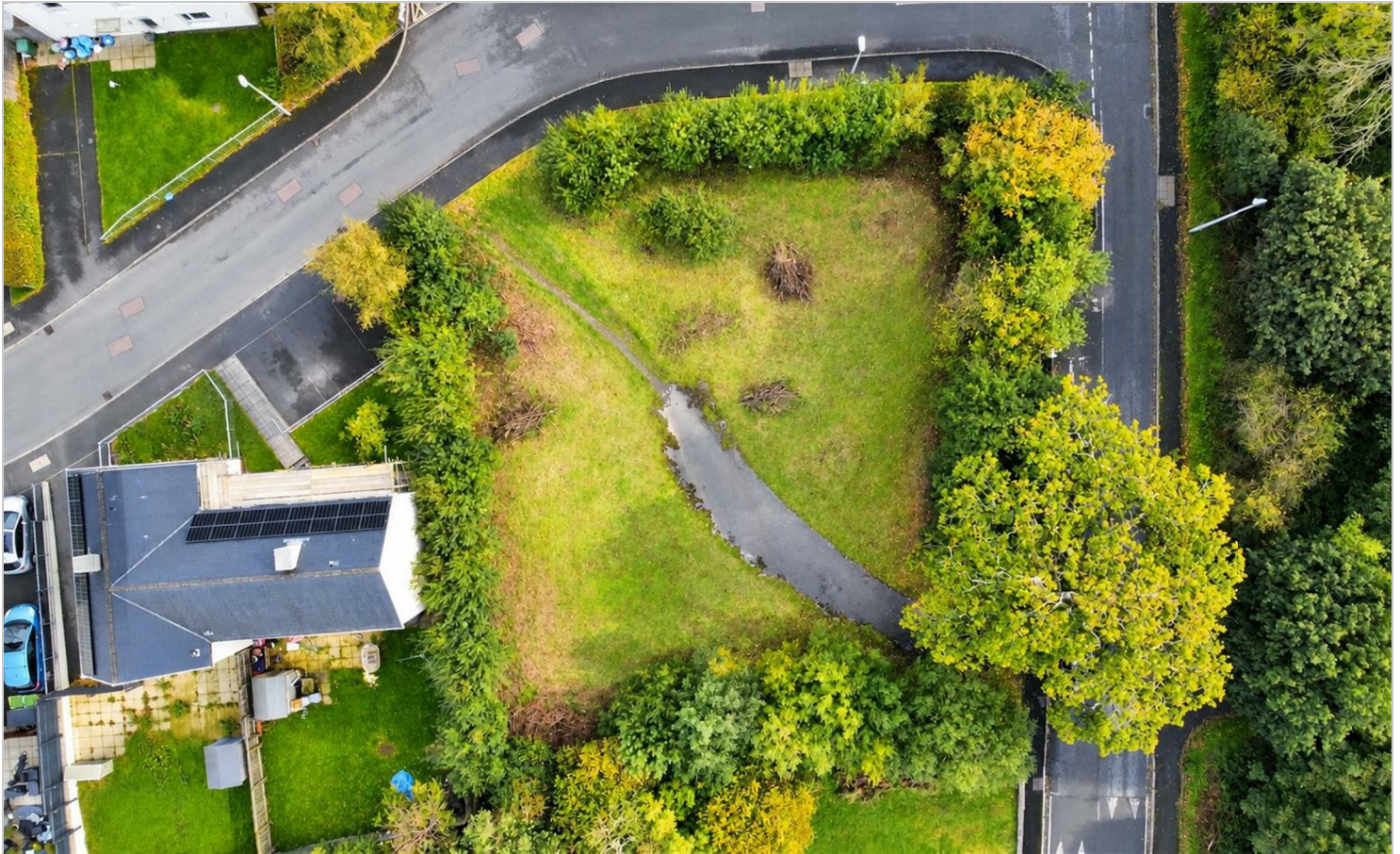


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Plots 14, 15 & 16 Cysgod Y Cwm, Glanduar, Llanybydder, SA40 9AA

Asking Price £110,000

An exciting residential development opportunity comprising three plots with the benefit of planning permission in perpetuity, attractively positioned on the outskirts of the popular market town of Llanybydder, West Wales. The site has consent for a 3 bedroomed detached dwelling, a 3 bedroomed semi-detached dwelling and a 2 bedroomed semi-detached dwelling. Occupying a pleasant corner position within a small development, the site benefits from a tarmacadamed access driveway, nearby service provisions and mature tree boundaries offering privacy. Conveniently located within walking distance of local amenities and the primary school, this represents an excellent opportunity for developers and investors alike.

Location



Conveniently positioned in the market town of Llanbydder which provides ample everyday amenities including Primary School, Doctors Surgery, Bakery, Public Houses, Off-License shops etc. Within easy walking distance of a regular bus service & easy travelling distance to the Ceredigion Heritage Coastline to the West & some 7 miles from the popular Market Town of Lampeter to the North. 20 miles North of the administrative town of Carmarthen which provides good access to the M4, along with rail transport and further services.

Description



An exciting opportunity to acquire a residential development site comprising three plots with the benefit of planning permission in perpetuity, conveniently situated on the outskirts of the popular market town of Llanbydder, West Wales. Occupying an attractive corner position within a small residential development, the site benefits from planning consent for a 3 bedroomed detached dwelling, a 3 bedroomed semi-detached dwelling and a 2 bedroomed semi-detached dwelling, offering an appealing mix of accommodation ideally suited to first-time buyers, families and the local housing market. The site enjoys a pleasant setting with a mature tree-lined boundary providing a good degree of privacy, whilst a tarmacadamed access driveway is already in place and service connections are understood to be available nearby. Ideally positioned within walking distance of Llanbydder's range of everyday amenities, including its primary school, the

development combines a convenient location with an attractive residential setting. A rare opportunity for developers and investors seeking a manageable residential scheme in an established and accessible location.

Planning Permission



Planning Permission Number W/21676 - Further information available via Carmarthenshire County Council Website.

Drawings



Services



Service provisions nearby.

Directions

What3Words: [logic.requests.assess](#)

From the Llanbydder crossroads take the B4337

Rhydcymerau road east, follow this road for approximately 250 metres and turn right onto Heol Y Dderi just before the former Highmead Dairies. Continue up the lane for a further 200 yards and the access to the development will be on your left hand side.



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



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