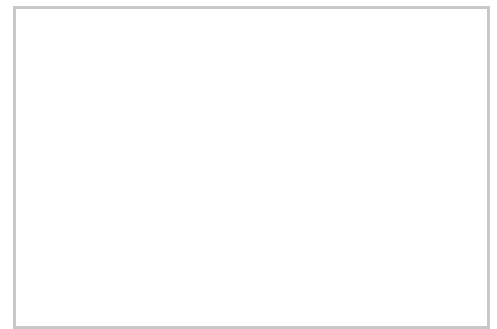
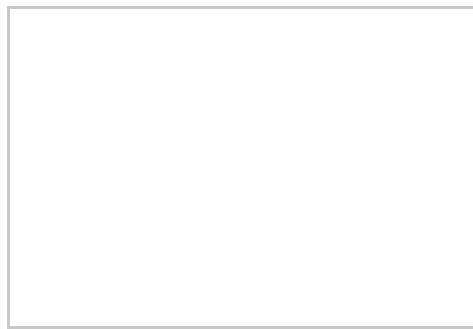




www.evansbros.co.uk



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



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

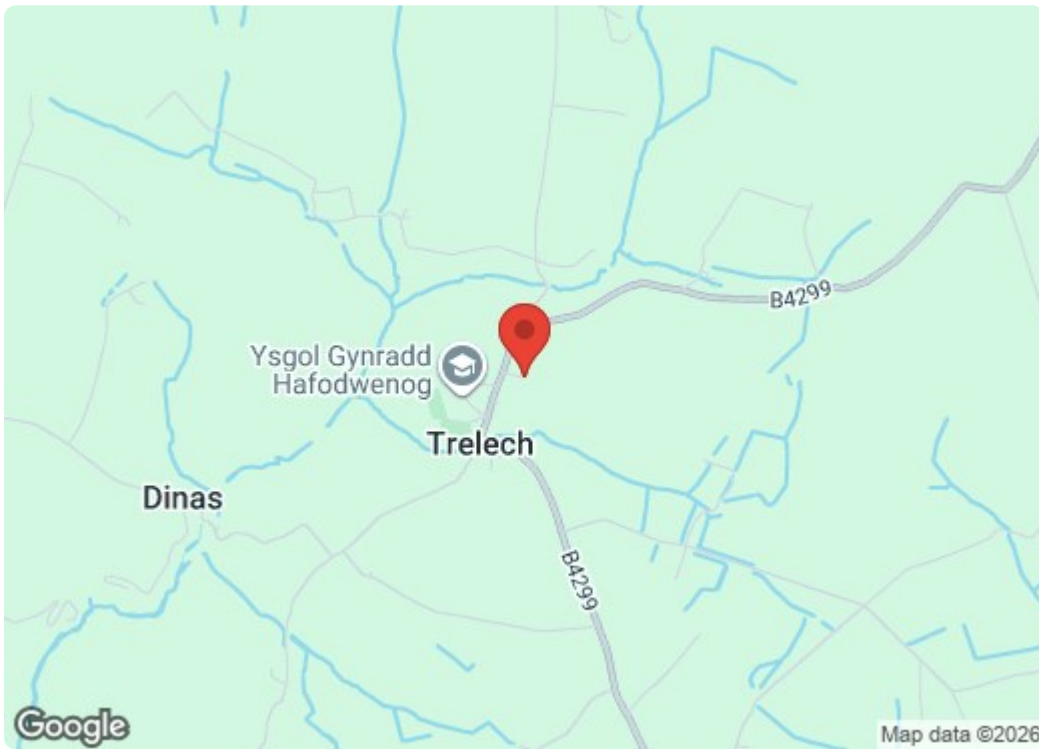
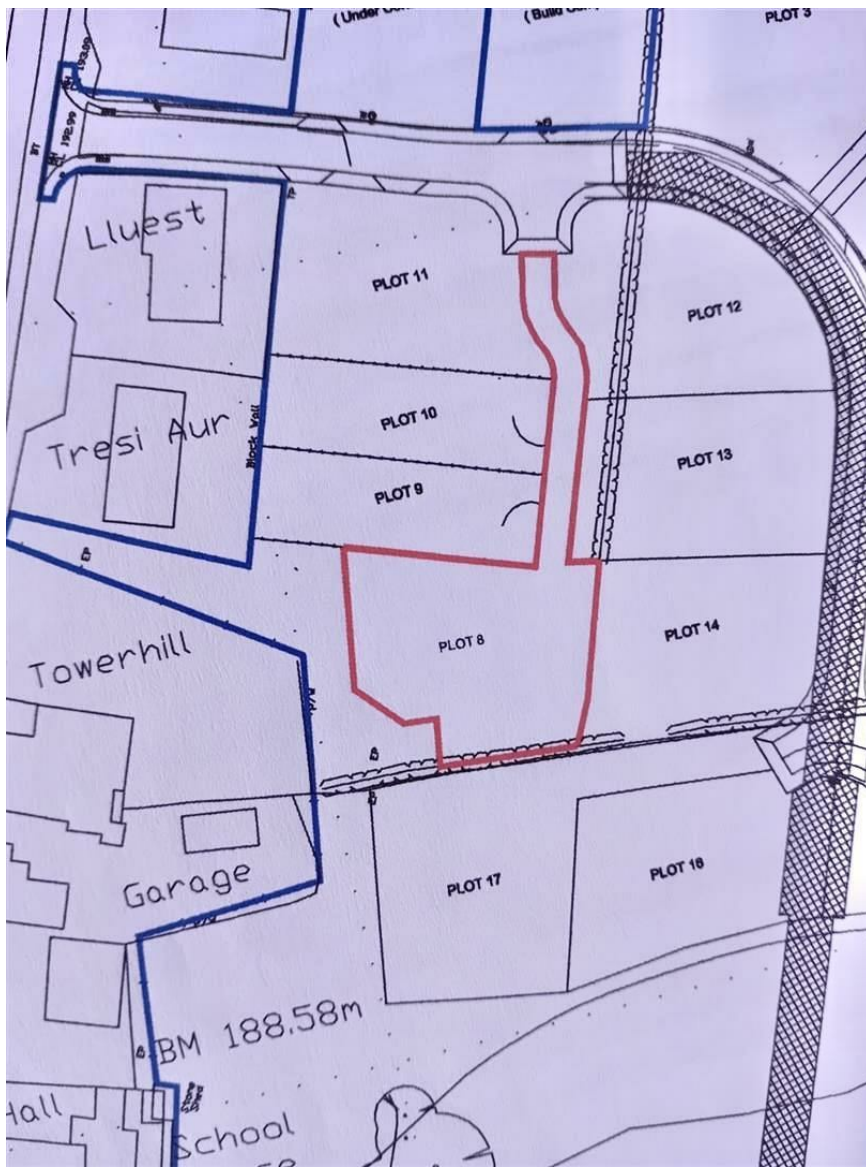
SERVICES

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
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 (CO₂) 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



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462