



The Property People



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**Plot adjacent to 43 Heol Rudd, Carmarthen, SA31 1ST**

**Offers in the region of £55,000**





## LOCATION & DIRECTIONS

Heol Rudd is located on the periphery of town yet within walking distance of the town center. The town offers a modern shopping centre with many of the multi-national stores and many other local traditional shops. Dyfed Powys Police Headquarters, West Wales General Hospital, the Carmarthen campus of University of Wales Trinity St Davids and the S4C headquarters are all on the outskirts of town, within easy reach, together with excellent road and rail links. Directions - From our office travel to the end of Lamma Street and take the 3rd exit off the roundabout into Catherine Street. At the traffic lights turn left and carry on up Water St and on to Lime Grove Avenue. At the end of Lime Grove take a right and then immediate right into Russell Terrace. After a short distance turn right into Heol Rudd and the plot will soon be found on your right

## PLANNING

Planning consent was granted for a two storey detached 3/4 bed dwelling on the 16/5/2019 Planning reference W/38342 - Copy available with the agents or on line [www.carmarthenshiregov.wales](http://www.carmarthenshiregov.wales) Section 106 applies

## DIMENSIONS 78 x 23 (23.77m x 7.01m)

## SERVICES

We understand that services are connected but would advise prospective buyers to make their own enquiries.

## VIEWING

By appointment with the agents

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJP have visited the property, but have not surveyed or tested any appliances, services or systems at the property including heating, plumbing, drainage etc. The sellers have checked and approved the details however, purchasers must rely on their own and/or their Surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to it.

## OFFER PROCEDURE

All enquiries and negotiations to BJP Residential. We have an obligation to our vendor clients to ensure that all offers made for the property can be substantiated and may in some instances require proof of funds. We will also require 2 forms of identification one being photographic evidence i.e drivers licence and the other a bank/building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## OFFICES

Carmarthen Office 01267 236363 Llandeilo Office 01558 822468 Cross Hands Office 01269 845576 or out of hours number 07989296883

## WEB SITES

View all our properties on [www.bjpco.com](http://www.bjpco.com) [www.rightmove.co.uk](http://www.rightmove.co.uk), [onthemarket.com](http://onthemarket.com) and [www.zoopla.co.uk](http://www.zoopla.co.uk)

