



Plot 14 Heol Y Dderwen, Pontwely, Llandysul, SA44 4RW

Offers in the region of £63,000

An opportunity of purchasing a freehold building plot situated in a quiet rural location in the village of Pontwelly which is located on the outskirts of the lovely country town of Llandysul.

Enjoying superb countryside views

Level plot with good road frontage.

Planning consent for a detached bungalow as per the attached plan

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DIRECTIONS

Travel North out of Carmarthen on the A484 towards Newcastle Emlyn. Travel through the villages of Bronwydd, Conwyl Elfed and Cwmdud. After travelling through Rhos/Saron take the right turning onto the A486 signposted Llandysul. Carry on this road through Pentrecwrt and you will shortly come to the roundabout on the by pass. Take the last exit and after a short distance turn left for Llandysul. Carry on this road into Pontwelly, turn sharp right next to the The Half Moon Pub. Carry on up this road, passing Jewsons, into Heol Y Dderwen and the plots will soon be found on your left

LOCATION

Small rural village of Pontwelly, located on the outskirts of the popular traditional and unspoilt country town of Llandysul which lies in the valley of the River Teifi. The river is noted for its salmon, trout and sea trout fishing as well as kayaking, white water rafting and canoeing. It is also an excellent centre for walkers and cyclist

The town offers a variety of small shops, the beautiful St. Tusyl church and there are 2 schools, Ysgol Dyffryn Teifi, a bilingual comprehensive and Ysgol Gynradd Llandysul a bilingual primary school.

The county town of Carmarthen is 16 miles where you a modern shopping centre with many of the multi national stores, a multi screen cinema, restaurants and many other local shops. Dyfed Powys Police Headquarters, West Wales General Hospital, The Carmarthen campus of University of Wales Trinity St Davids as well as the location of the new Headquarters for S4C are all on the outskirts of town and within easy reach together with excellent road and rail links.

Llandysul is on the borders of the counties of Carmathenshire and Ceredigion. To the north is the lovely county town of Cardigan and the stunning Ceredigion coastline is a short drive with many beautiful sandy beaches and rugged coastline, abundant wildlife as well dolphin spotting in Cardigan Bay.

PLANNING

Application number W/36715 Approval of reserved matters
Reserved matters consent is required of all conditions listed in the outline approval W30682
Dated 19th March 2018
Copy available with the agents or on line on the Carmarthenshire County Council Web site

MEASUREMENTS 82'0" frontage x 255'10" m depth (25m frontage x 78 m depth)

Overall site area approximately 0.33Acres

SERVICES

Mains electric, water and drainage are available nearby and we would advise prospective buyers to make their own inquiries as to the location and cost of connecting services

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 Carmarthen Office. 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 07789716520

WEB SITES

View all our properties on www.bjpco.com
www.rightmove.co.uk, onthemarket and www.zoopla.co.uk

