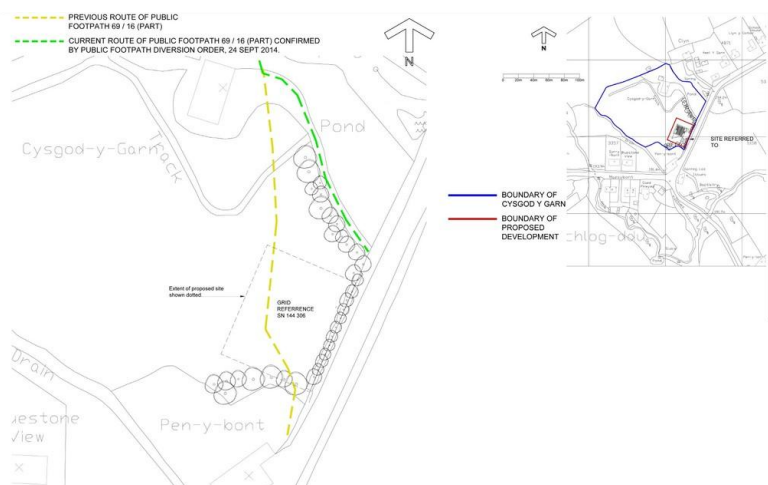
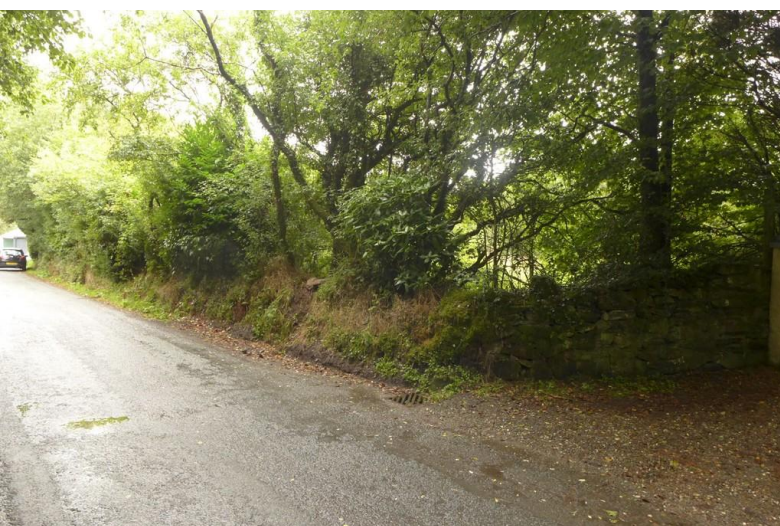
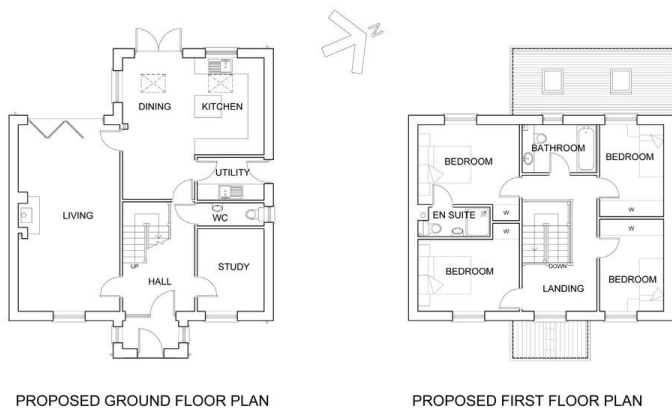


- Positioned in Pembrokeshire National Park
- Outline Permission Approved for Single Dwelling.
- Rural Village Location
- Level Plot

**Offers In The Region Of  
£77,950**





TOWN  
COAST and COUNTRY  
ESTATES



- FINISHES
- Artificial / natural stone
  - Terrazzo / stone / tile / slate
  - UPVC / timber frames - soffits
  - UPVC / timber frames - gutters
  - Smooth / roughcast render - painted
  - Painted timber / composite - cladding
  - Slate
  - Slate / aluminium / timber windows
  - Aluminium - timber roof lights



TOWN  
COAST and COUNTRY  
ESTATES

**Land For Sale** The plot is located within Pembrokeshire National Park in the small rural village of Mynachlogddu. Outline planning has been granted for a 4 bedroom detached house planning ref NP/18/0193/OUT.

The plot nestles in the foothills of the Preseli Mountains. The village of Crymych is 6.9 miles distant and offers a range of facilities including primary and secondary schools.

**Location** The property is conveniently situated in the rural village of Mynachlogddu at the foot of the Preseli Hills within the upland areas of the Pembrokeshire Coast National Park. The county town of Haverfordwest is 18 miles distant and Cardigan is 12 miles distant.

**Directions** Take the A40 out of Haverfordwest towards Carmarthen. At Penblewin Roundabout take the A478 towards Clynderwen. After 6.6 miles, at Glandy Cross, take the left turn signposted Mynachlogddu. At the T junction in the village turn right and Cysgod y Garn can be found on the left hand side, clearly identified by our For Sale board. For GPS purposes the postcode for this property is SA66 7RY.

**Services** Mains water, sewerage and electricity are available in the area, but not currently connected to the property. Such connections and expenditure will be the responsibility of the purchaser

**Tenure** We are advised the property is freehold.

#### General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.

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