



Plot at rear of 58 Heol Y Felin, Pontyberem, Llanelli, SA15 5DB

Offers in the region of £34,000

An opportunity of purchasing a building plot located in the village of Pontyberem convenient to all the local amenities the village provides. Situated 9 miles from the market and administrative town of Carmarthen and 6 miles to Crosshands where you have a wide range of shopping facilities as well as easy access on to the A48/M4.

The plot is located at the rear of 58 Heol y Felin with access off Maesyfelin, has the benefit of outline planning permission for one residential dwelling

Planning granted 7th January 2019 Ref S/38249

Heol Y Felin, Llanelli, SA15 5DB

DIRECTIONS



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.bjpc.co.uk

www.rightmove.co.uk, [onthemarket](http://onthemarket.com) and www.zoopla.co.uk

From our office in Crosshands travel down to the traffic lights and carry straight on for Tumble. At Upper Tumble (Bethania Road) turn right. Carry on down High Street (B4310), through Tumble and after a short distance turn left into Derwen Road (B4317) and follow this road to Pontyberem. Turn Right for Carmarthen and follow this road which will take you onto Heol Y Felin and number 58 will soon be found on your right as you carry on up the hill towards Bancffosfelen. Access to the plot is turn right into Maesyfelin and the plot will be found immediately on your right.

PLANNING

Planning granted for one residential dwelling dated 26th February 2019 Planning reference S/38249 copy available with the agents or via the Carmarthenshire County Council Website

AFFORDABLE HOUSING CONTRIBUTION

There is an affordable housing contribution of £51.35p per square metre of internal floor space

SERVICES

Mains water, electric, drainage and gas nearby. We would advise prospective buyers to make their own inquiries as to the location and cost of connecting the 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.

Paper size
A4

DR Design

Architectural Services
Davies Richards Design Ltd.
Llandeilo - 01558 823351
Mumbles - 01792 347692

E-MAIL - info@daviesrichardsdesign.com
WEB - www.daviesrichardsdesign.com

JOB TITLE:
Land to North of No 58
Heol Y Felin Pontyberem
Llanelli
SA15 5DB

Do Not Scale From This Drawing

DRAWING TITLE :

Location plan.

Original paper size - A4

SCALE :

1/1250

DRAWN BY:

CJW

DATE:

Nov. 2013

PLAN No

CW395/03

REVISION

A



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