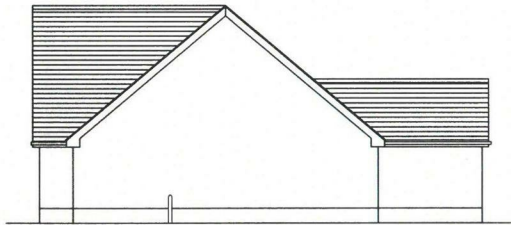




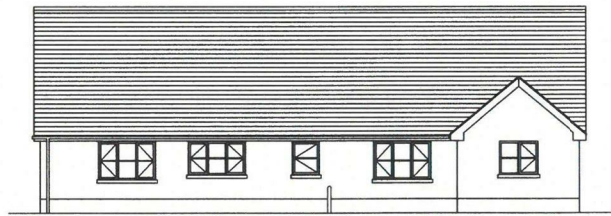
Front Elevation



L/H Side Elevation



R/H Side Elevation



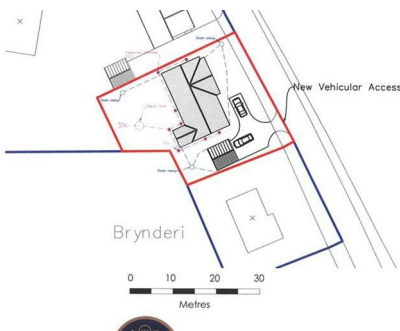
Rear Elevation



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Job: Lion Farm, Blaenwaun, SA34 0JD	Drawing Number: 04	Date: 17/02/2017
Drawn By: D.B	Checked By:	
Dwg. Title: Proposed Elevations	Client:	Scale: 1/100 A3



## Building Plot at Blaenwaun, Whitland, SA34 0JD

**£80,000**

Conveniently located in the village of Blaenwaun

Planning Permission for a detached 4 bedroom bungalow of rustic red brick construction and garage

Ideally suited to those looking for a family home in the area

Excellent self build project

Planning Permission Ref: W/35194

### Situation

Situated in the heart of the village of Blaenwaun in the west Carmarthenshire countryside, close to its border with the coastal county of Pembrokeshire. The former market town of St. Clears, which has the benefit of a good range of local services and amenities lies some 8 miles or so to the south being situated on the main A40, whilst the market town of Crymych lies some 6 miles distant and offers a good range of amenities that cater for day to day needs. The larger town of Carmarthen which would be considered the administrative town of the county provides a comprehensive array of commercial, educational and recreational facilities.

### Directions

In the heart of the village of Blaenwaun, a 'For Sale' Board is erected on site. Please see location plan.

### Description

Planning permission has been granted for a detached bungalow of rustic red brick construction under a slate roof. Affording 4 bedrooms including a master en-suite, living room, kitchen/diner, utility room, lobby and family bathroom. Dated the 26th April 2017 the development must be commenced before the expiration of 5 years from the date of permission. New vehicular access is to be made along the roadside boundary.

Ideally suited to those looking for a family home in a pleasant village location being very accessible to the larger towns of the area.

### Services

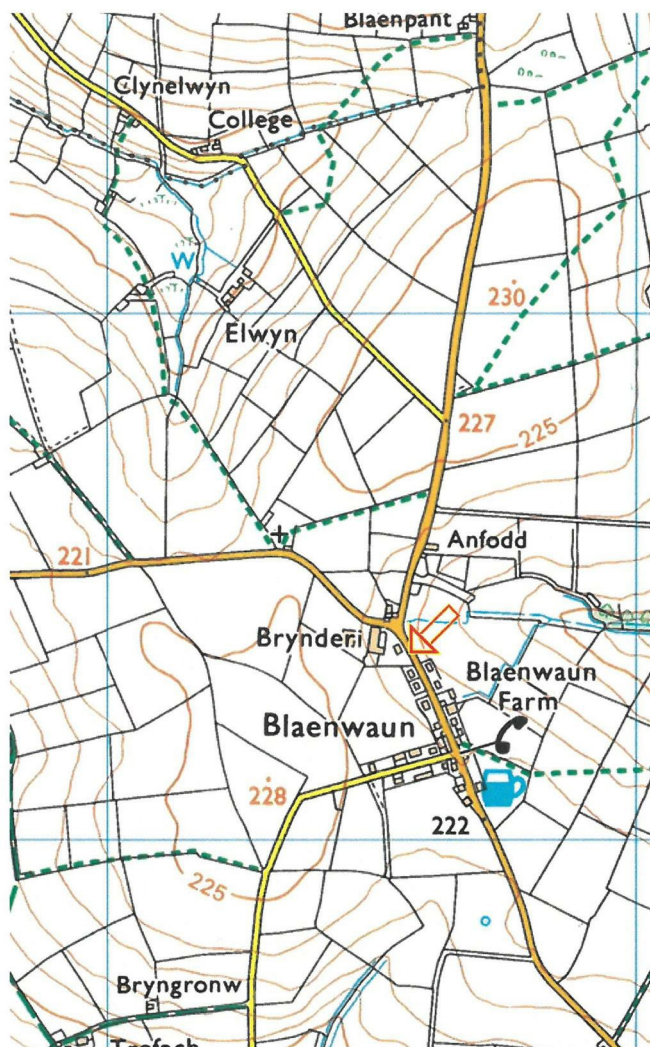
To be connected, but we are advised that electricity is already at the building plot. Septic tank and mains water to be connected.

Local Authority: Carmarthenshire County Council

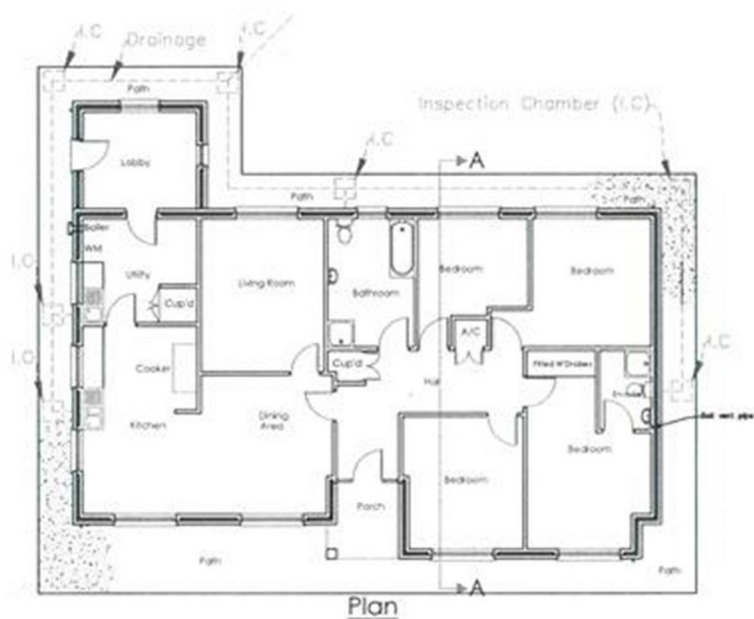
Planning Reference: W/35194

This permission is subject to a Unilateral Undertaking that requires the payment of a financial contribution towards affordable housing prior to the commencement of development. A payment of circa £12,000 will be payable.

### Location Plan



# Floor Plan



Cross-section A-A



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Job: Lion Farm, Blaenwain, SA34 0JD	Drawing Number: 03	Date: 17/02/2017
Drawn By: D.B	Checked By:	
Dep. Title: Proposed Floor Plans & Section	Client:	Scale: 1/100 A3

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