





No 2 Cloigyn Cottages Cloigyn, Pontantwn, Kidwelly, SA17 5ND

Offers In The Region Of £195,000

- FREEHOLD DILAPIDATED COTTAGE IN THIRD ACRE.
- RESERVED MATTERS APPROVED FOR THE SITING OF A 2 BEDROOMED DETACHED BUNGALOW AND GARAGE.
- 3 MILES 'COLEG SIR GAR' AND 'BRO MYRDDIN' SECONDARY SCHOOL.
- DETACHED CONCRETE BLOCK BUILT DOUBLE GARAGE.
- SET BACK OFF B4309 'CARMARTHEN TO PONTYATES' ROAD.
- 4 MILES 'MORRISONS' SUPERMARKET AND THE A48 DUAL CARRIAGEWAY.
- EXCELLENT RE-DEVELOPMENT OPPORTUNITY.
- NO FORWARD CHAIN.
- 5 MILES SOUTH OF CARMARTHEN.

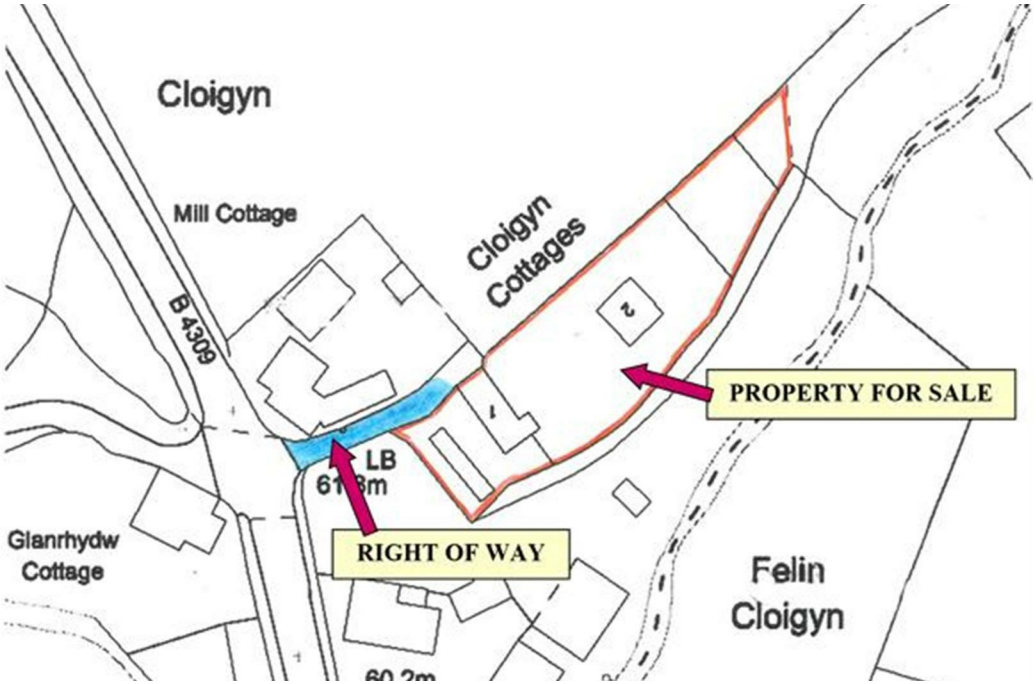
No 2 Cloigyn Cottages Cloigyn, Kidwelly SA17 5ND

A freehold stone built DILAPIDATED COTTAGE and detached concrete block built GARAGE set in a THIRD OF AN ACRE having the benefit of planning permission for the siting of a 2 BEDROOMED DETACHED BUNGALOW and DOUBLE GARAGE located set back off the road at the small hamlet of 'Cloigyn' which in turn is located amidst the 'Nant Rhydw' river valley on the B4309 Carmarthen to Pontyates Road (bus route) within 3 miles of 'Coleg Sir Gar' and 'Bro Myrddin' Secondary School, is within 3.5 miles of the A484 'Carmarthen to Llanelli' trunk road, is within 4 miles of 'Morrisons' Supermarket and the A48/A40 trunk roads and is located some 4.5 miles south of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

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Council Tax Band: Exempt



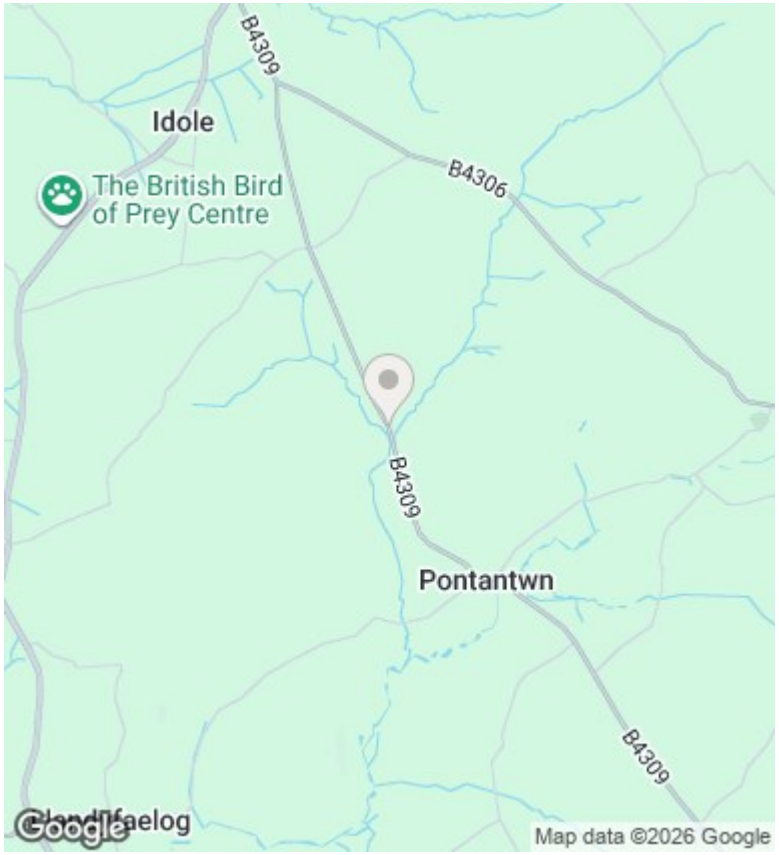


EXTERNALLY
The site occupies approximately a THIRD of an ACRE that is approached via a shared access over which the property has a right of way. GREENHOUSE.

DETACHED DOUBLE GARAGE
24'10" x 20'0"
with inspection pit. Boarded personal door. 3 Windows. Up-and-over garage door. Telephone point. Concrete block built.

C. I. STORESHED

PLANNING PERMISSION
Outline Planning Permission under Planning Reference Number D4/A/11561/14 for the siting of a bungalow was granted on the 5th July 1984.
Approval of reserved matters for the construction of a bungalow with garage on the site of the old ruin at Cloigyn Cottage, Pontantwn was granted under Planning Application Number D4/A/11881/14 on the 3rd October 1984. The plans would indicate that the consent was for the construction of a 2 bedroomed detached bungalow and detached double garage. A copy of the Planning Permission etc are available of the agents offices.
We are informed that as a result of the detached double garage being built that the informal view of the Planning Office of Carmarthenshire County Council is that a material operation has been carried out on the land which constitutes a commencement of development under the provisions of Section 56 of the Town & Country Planning Act 1990 and as a result the development can be completed provided it accords with the approved plans.



Directions

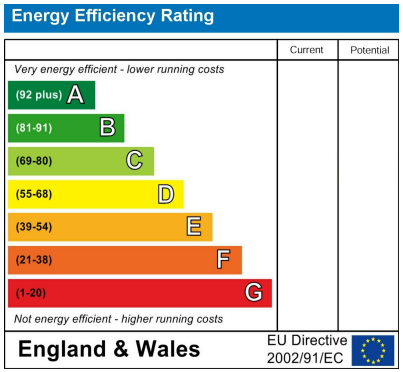
From Carmarthen take the A484 Llanelli Road south and having travelled through Cwmffrwd past the 'M.G.' Car Dealership fork left onto the B4309 Pontyates Road. Travel past the left hand turning for Pontyberem continuing through the hamlet of Bancycapel. Travel down the road and upon entering Cloigyn the entrance to the property will be found on the left hand side on the left hand bend before Cloigyn Mill and the stone parapet wall.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

Exempt



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