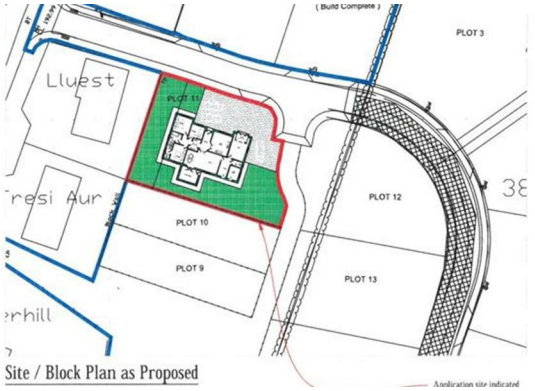






Plot 11 Maes Cawnen, Tower Hill, Trelech, Carmarthen, SA33 6RW

Offers In The Region Of £65,000

- FREEHOLD INDIVIDUAL RESIDENTIAL BUILDING PLOT.
- FULL PLANNING PERMISSION FOR THE SITING OF A 3 BEDROOMED DETACHED BUNGALOW.
- FRONTAGE 19.5 METRES.
- DEPTH 19.5 METRES. WIDTH AT REAR 35 METRES.
- EDGE OF RURAL VILLAGE COMMUNITY.
- HEART OF THE WELSH COUNTRYSIDE.
- WALKING DISANCE PRIMARY SCHOOL AND LOCAL PUBLIC HOUSE.
- 10 MILES NORTH OF ST. CLEARS AND A40 TRUNK ROAD.
- 9 MILES SOUTH OF NEWCASTLE EMLYN.
- 14 MILES NORTH WEST OF CARMARTHEN.
- 10 MILES PEMBROKESHIRE COAST NATIONAL PARK.

Plot 11 Maes Cawnen, Tower Hill, Carmarthen SA33 6RW

A FREEHOLD RESIDENTIAL BUILDING PLOT having the benefit of FULL PLANNING PERMISSION for the erection of a 3 BEDROOMED DETACHED BUNGALOW situated on the periphery of the rural village community of Trelech that offers a Village Pub and Primary School and which in turn is located on a bus route some 9 miles south of the Teifi Valley town of Newcastle Emlyn, is located some 10 miles north of the A40 trunk road and town of St. Clears and is located within 14 miles of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property enjoying ease of access to the Pembrokeshire Coast National Park (10 miles) and town of Cardigan (14 miles).

0 0 0

Council Tax Band: Exempt





PLANNING PERMISSION

Full planning permission was granted on the 8th July 2020 under Planning Reference No W/38985 for the siting of a 3 bedroomed detached bungalow - a copy of which is obtainable of the Agents offices or alternatively interested applicants may view the Planning Permission in favour of the property by visiting www.carmarthenshire.gov.uk and by accessing the Planning Portal Section and entering the Planning Reference Number W/38985 in the search box.

Applicants should note that the vendor has entered into a Unilateral Undertaking dated 3rd July 2020 requiring a financial contribution of £12,108 towards affordable housing.

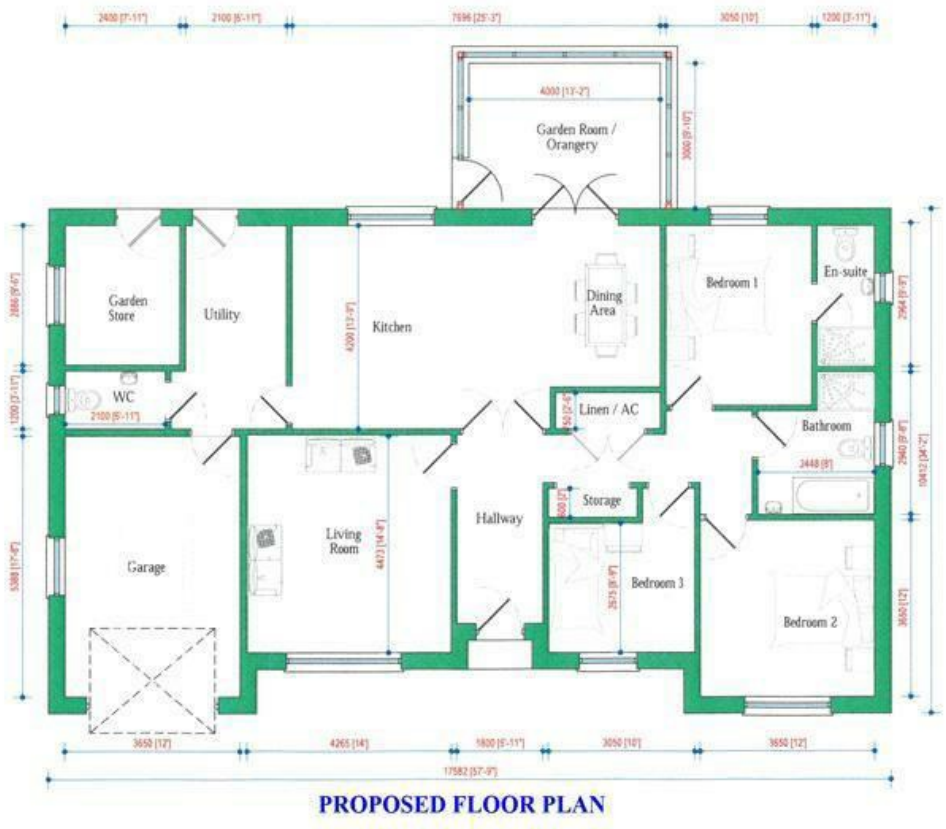
PLOT DIMENSIONS

The site has a frontage to the publicly maintained estate road of approximately 19.5 Metres to the existing formed 'hammer head' with there being a depth along the western side boundary of of 19.5 Metres and there is a width at rear of 35 Metres.

All dimensions mentioned on these particulars are approximate having been provided by the sellers architects and therefore prospective purchasers must satisfy themselves as to the accuracy of the same prior to agreeing to purchase the plot.

SERVICES

Mains electricity, water and drainage (Sewer connection in plot) are available.
Telephone subject to B.T. Regs.



PROPOSED FLOOR PLAN



Directions

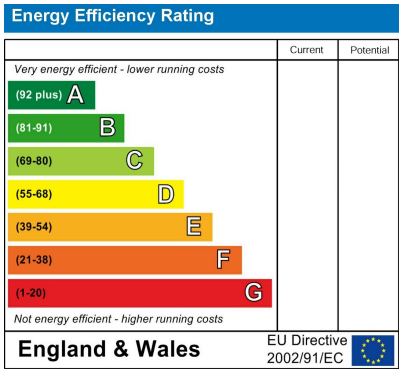
From Carmarthen or St. Clears the property is located by travelling to the village of Meidrim and in the centre of the village turn onto the B4299 'Trelech/Newcastle Emlyn' Road - signposted. Travel in a northerly direction for approximately 6.5 miles to the village of Trelech. Upon entering Trelech bear right in the centre of the village towards Newcastle Emlyn continuing up the hill past the entrance for the Primary School and 'Tafarn y Beca' Public House. Continue past the entrance to 'Caerwenog' and

Viewings

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

Council Tax Band

Exempt



Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
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