





Arosfa Tenby Road, St. Clears, SA33 4JN

Offers In The Region Of £99,950

- DERELICT 2 BEDROOMED COTTAGE IN 0.16 OF AN ACRE OR THEREABOUTS.
- SET BACK OFF TENBY ROAD JUNCTION WITH A40/A477 ROUNDABOUT.
- PROMINENT ROADSIDE LOCATION.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- PRIME REDEVELOPMENT OPPORTUNITY - STP.
- OPPOSITE 'LITTLE CHEF' RESTAURANT.
- 4 MILES WHITLAND AND LAUGHARNE.
- SUITABLE FOR A NUMBER OF USAGES - STP.
- WALKING DISTANCE ST. CLEARS TOWN CENTRE.
- 10 MILES WEST OF CARMARTHEN.

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A conveniently situated derelict 2 BEDROOMED DETACHED COTTAGE occupying overgrown grounds of approximately 0.16 of an acre or thereabouts, affording excellent scope subject to planning situated set slightly back off the road opposite the 'Little Chef' restaurant being suitable for a number of usages subject to the necessary consents being obtained and is located within walking distance of the centre of St. Clears that offers the usual range of local amenities and which in turn is located within 4 miles of the Market town of Whitland that offers a Railway Station, is within 4.5 miles of the ancient estuarial township of Laugharne and is within 10 miles of the extensive sandy beach at Pendine and the County and Market town of Carmarthen.

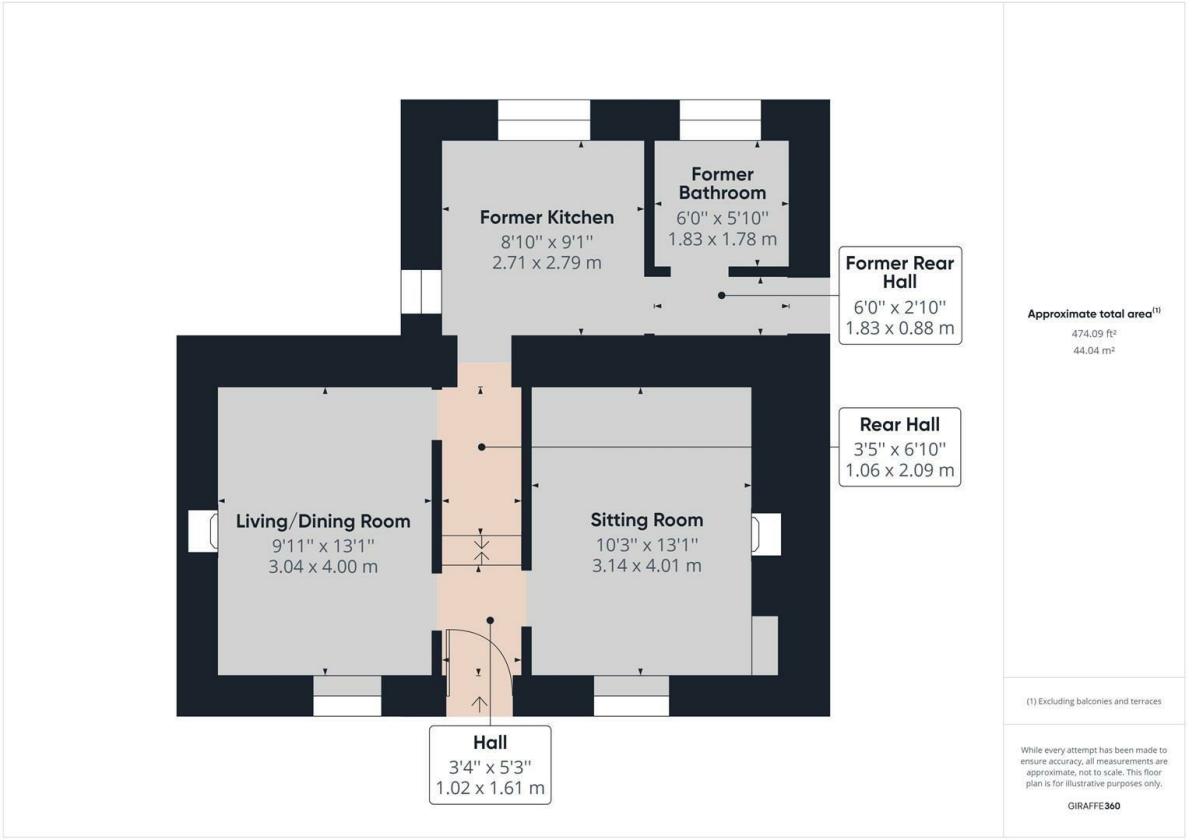
Applicants should note that there is no access to the First Floor as the staircase has been removed and that the inside of the property is considered unsafe internally and purchasers therefore enter the building at their own risk..

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Council Tax Band: Exempt









Directions

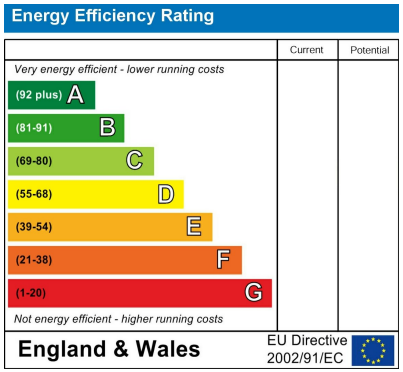
From St. Clears town centre travel up 'Tenby Road' past 'Britannia Terrace' and the right hand turning for 'McDonald's Drive-In' and the property will be found on the right hand side fronting the former A40 trunk road (Lay-by) opposite the 'Little Chef' Restaurant/Diner overlooking the roundabout.

Viewings

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

Council Tax Band

Exempt



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