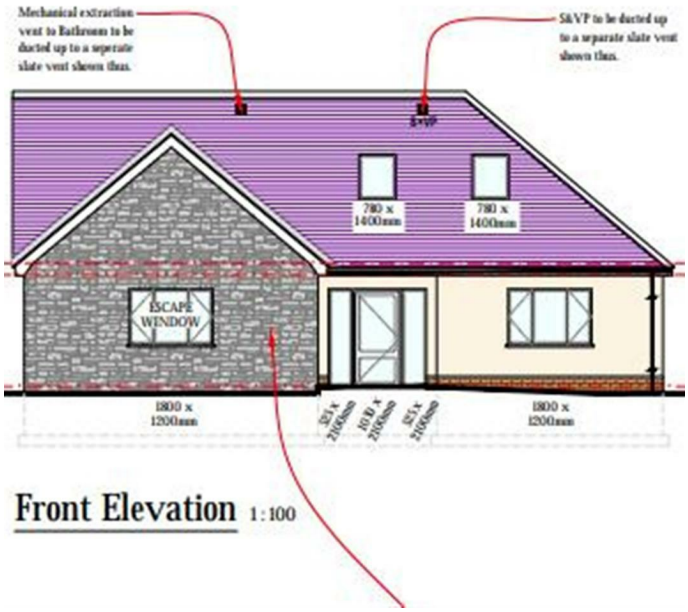
0345 094 3004
www.westwalesproperties.co.uk



Plot 7 Heol Y Dderwen, Pontwelly, Llandysul, SA44 4RW

Plot 20m (W) x 125m (L)

A fantastic opportunity to acquire a building plot with full planning permission for the construction of a four-bedroom detached house with detached garage and domestic workshop, occupying an attractive position Llandysul.

The approved design provides a well-considered family home arranged over two floors, with the ground floor offering an entrance hallway, living room, kitchen with breakfast bar, separate dining area, utility room, study/home office, shower room/WC and two bedrooms. The first floor provides a further two bedrooms, family bathroom and a dedicated storage/plant room, creating a versatile four-bedroom layout suitable for a range of purchasers. The plans also incorporate a detached garage and domestic workshop, providing useful additional space for parking, storage or hobbies.

The proposed specification includes an air source heat pump with underfloor heating to the ground floor, radiators to the first floor, solar PV panels, a wood-burning stove to the living room and seven Velux rooflights, while the external elevations feature rendered walls, slate roofing and areas of facing stone.

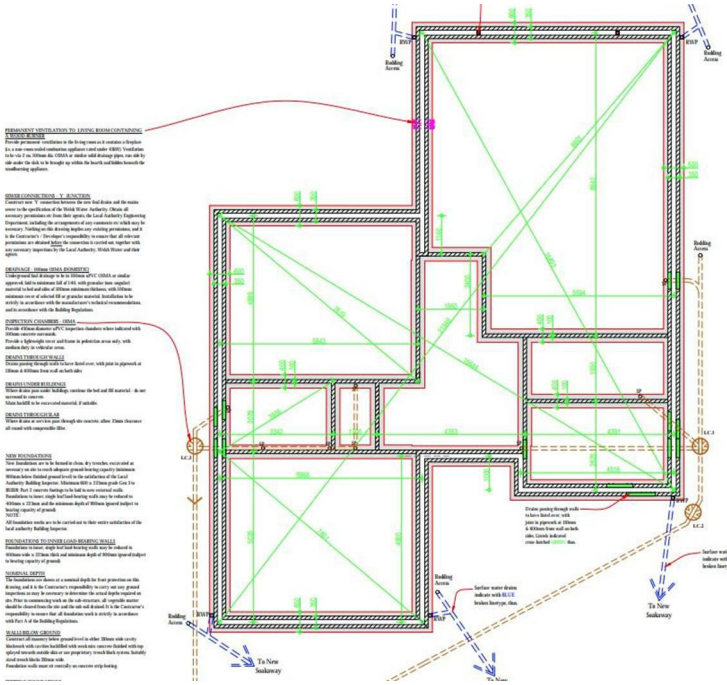
The plot itself enjoys an open outlook across the surrounding countryside, as shown in the accompanying photograph, and offers the opportunity to build a substantial new home to an approved design in this attractive rural setting. Full planning permission is understood to be in place, with the approved plans available for inspection.

£130,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile



Block Plan 1 : 250

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band: n/A
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/DRAFT/09/26

Start by heading from Lammas Street toward Mill Street, then follow Lammas Street for about 0.2 miles before turning left onto Morfa Lane. At the roundabout, take the first exit onto the A4242, turn right onto the A484, and continue through the roundabouts to get onto the A40, then the A485. Follow Dolgwili Road/A485 for about 7.6 miles, turn left onto the B4459, and drive for a further 3.1 miles before taking a final left turn. From there, continue onto the B4336, make a right toward Lewis Street, and follow Lewis Street onto Station Road/B4624, where your destination will be on the right.
What3words:///snippets.escapades.petrified

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655