

We would respectfully ask you to call our office before you view this property internally or externally.

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.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on a/s/jhl/0821/draft

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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

39 Quay Street, Ammanford, Dyfed, SA18 3BS  
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



### Plot 8 Ardwyn Road, Upper Brynamman, Ammanford, Dyfed, SA18 1AL

- Ideal Self Build Plot
- Convenient Location
- access directly off Ardwyn Road
- Services Available
- Planning application E/26598
- Small Select Development
- Close to Amenities
- Set in Popular village of Brynamman
- Black Mountains views
- Plan Not To Scale approx 16M X 24

### Offers In The Region Of £50,000



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



39 Quay Street, Ammanford, Dyfed, SA18 3BS  
EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

**The Agent that goes the Extra Mile**



**\*\*UNDER OFFER AS PART OF THE WHOLE DEVELOPMENT\*\***

A substantial BUILDING PLOT located in the POPULAR VILLAGE of Brynamman and AN ARCHITECT-DESIGNED PROPERTY shown with full planning permission, the plot is located between two recently built homes and is set in a beautiful location at the foothills of the Black Mountain which forms part of the Brecon Beacons National Park. The plot is currently available with electricity, water, and drainage access directly off Ardwyn Road .  
 Planning application No E/ 26598.

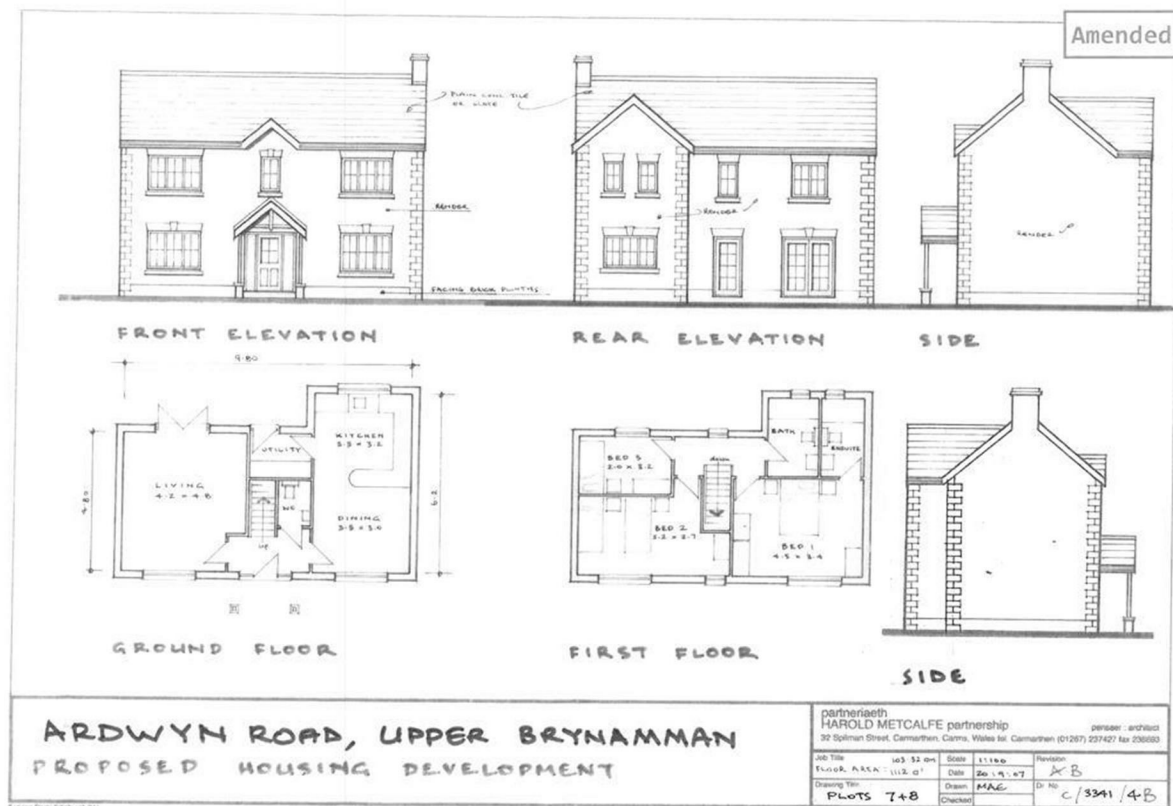
One plot is currently available, within a small development, in the heart of the village of Upper Brynamman, which has a range of local amenities, including a Community Centre, Cinema, Post Office, and Pharmacy. The local primary school has an excellent Estyn Inspection Rating.

Located adjacent to the Black Mountain, forming part of the Brecon Beacons National Park, enjoying magnificent views over the Carmarthenshire countryside and leading onto Llandeilo. The village is approximately equidistant from the market town of Ammanford and Pontardawe. There is a strong local community and the community centre has a cafe, post office, library and runs various adult classes. The local, restored Art Deco cinema contains two screens, features all the latest films, and is unique for a small village

**SITE**

The plot is located at the top of Ardwyn Road, between two recently built, architect-designed detached properties. The same architect has also designed a detached house for Plot 8. A detailed plan of the site and property are available, please contact our Ammanford office for further information. (01269) 596 659.

Outline Planning Permission has been granted for residential development. Application No: E/26598 Date of Approval: 27.11.2012 Full details are available at our Ammanford office.



**DIRECTION**

From our Ammanford office Take Baptist Ln to Ffordd William Walker/A474. At the roundabout, take the 1st exit onto Ffordd William Walker/A474. At the roundabout, take the 1st exit onto Heol Breuillet/A474. At the roundabout, take the 2nd exit onto Foundry Rd/A474. After 5 miles Turn left onto Brynamman Rd/A4069. After approx 2 miles Turn right onto New Rd. Turn left onto Ardwyn Rd

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.