



**Plot at the rear, 13 Mountain Road, Upper Brynamman, Ammanford, Carmarthen, SA18 1AE**

- Plot!!!
- Proposed Three Bedroom Detached Property
- Village Location
- Planning Application : PL/00281
- Off-road Parking
- Proposed Planning Available - Request Details.

**Price £45,000**



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

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: No tenure-building plot.

SERVICES: Mains water, We have not checked or tested any of the services or appliances at the plot

TAX: No banding-building plot.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on AJS/SC/0424/OK

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.

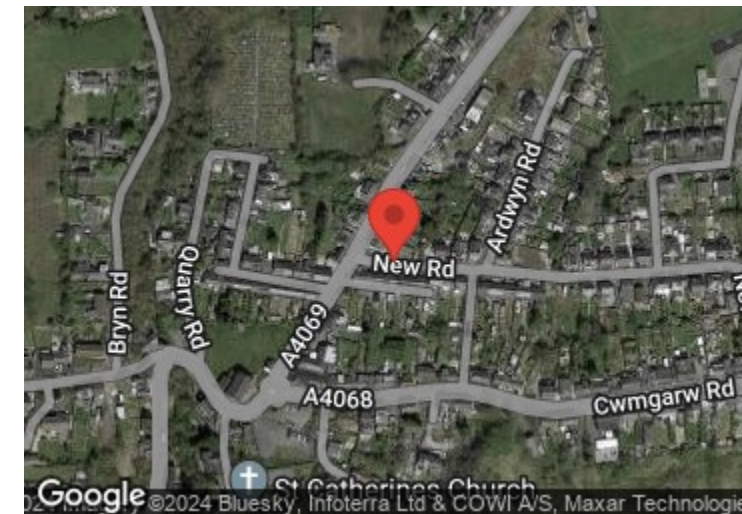
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Situated on New Road and behind number 13 Mountain Road we have for sale a plot which measures approximately 211 meters-squared with full planning granted (PL/00281) for a three bedroom, detached property which also offers off-road parking. A good opportunity awaits the lucky buyer so call us today on 01269 596659.

Brynamman is a village on the south side of the Black Mountain, part of the Brecon Beacons National Park, which has a beautiful driving road often used by Top Gear. The village is split into Upper Brynamman and Lower Brynamman by the River Amman, which is also the boundary between the counties of Carmarthenshire and Neath Port Talbot. Ruins of stone dwellings (possibly prehistoric), an early type of lime kiln and rectangular medieval buildings found on the mountain show that people have lived in this area for a long time.

#### ..AGENTS VIEWING NOTES

\*\*\*KEY INFORMATION\*\*\* According to Ofcom Broadband and mobile checker this is the following info : Broadband- up to Ultrafast (1000 Mbps), All mobile phone networks available. According to National Resources Wales, this is the following info : Flood risk report for the area within 10 metres, medium risk Flooding from surface water and small watercourses- this area: Does not benefit from flood defences, has no recorded flooding. According to the Coal Authority portal, recommended action they can confirm your boundary is: located on the coalfield, not within the Cheshire Brine Compensation District. Mains water supply on plot.



#### DIRECTIONS

From our Ammanford office, proceed back to the lights bearing left onto the A474 signposted Glanamman. Continue until reaching the village of Gwaun Cae Gurwen turning left where signposted Brynamman. Follow through the village continuing onto Upper Brynamman, going up the hill, as you come to the mini-roundabout, take the first turning off onto "Mountain Road". Follow the road up taking the first turning off on your right signposted "New Road". The plot is situated on your left before the houses.

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