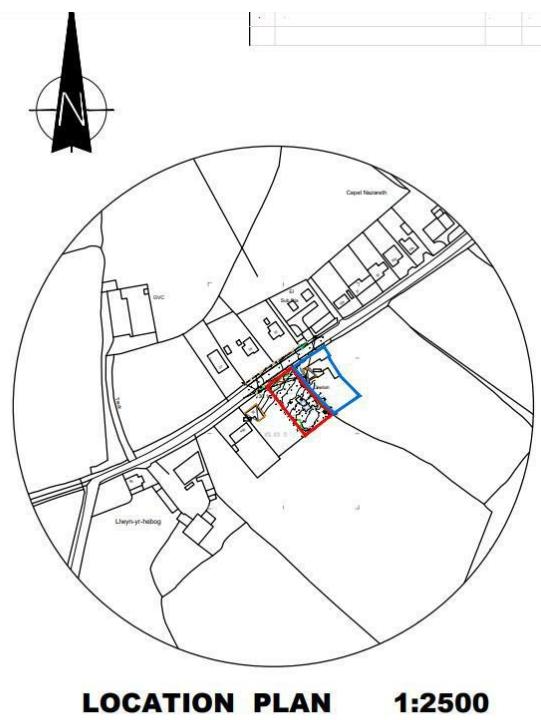
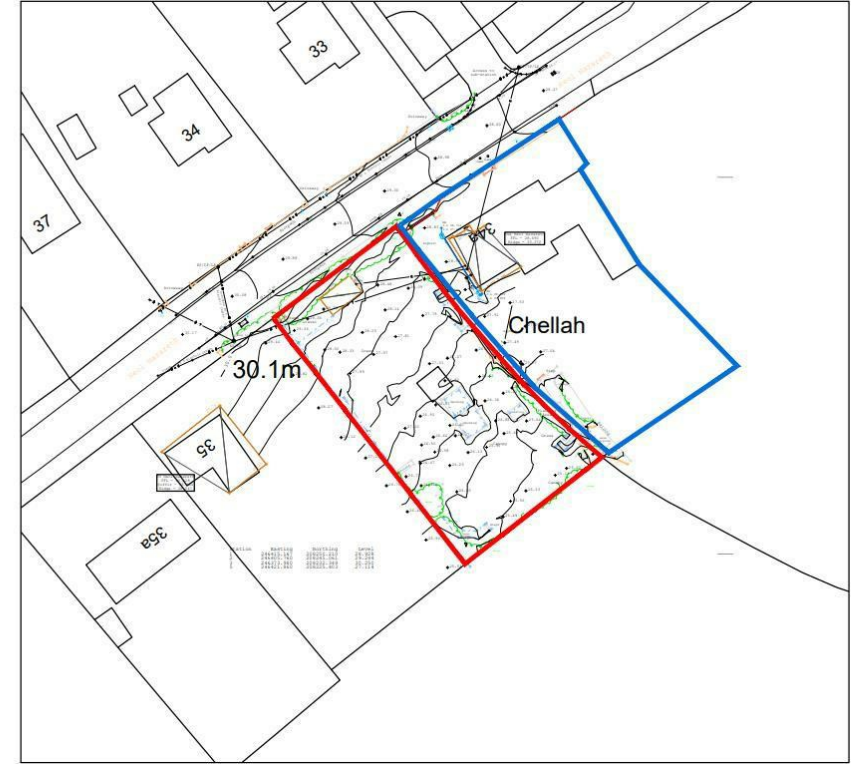


SITE PLAN 1:500



Adjacent to Chellah, 34a Heol Nazareth, Pontyates, Llanelli, SA15 5TB

- PLOT WITH FULL PLANNING PERMISSION
- DETACHED
- COUNTRYSIDE VIEWS
- VILLAGE LOCATION
- NO CHAIN
- FIVE BEDROOM SPLIT LEVEL BUNGALOW
- PLANNING REF PL/05757
- FIVE BED FOUR BATH
- CLOSE TO AMENITIES
- EPC EXEMPT

£150,000

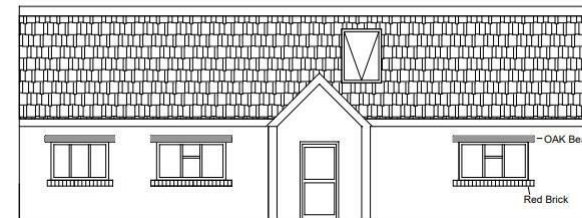
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Energy Efficiency Rating	
Current Rating	G
Current Rating	F
Current Rating	E
Current Rating	D
Current Rating	C
Current Rating	B
Current Rating	A
Current Rating	A+

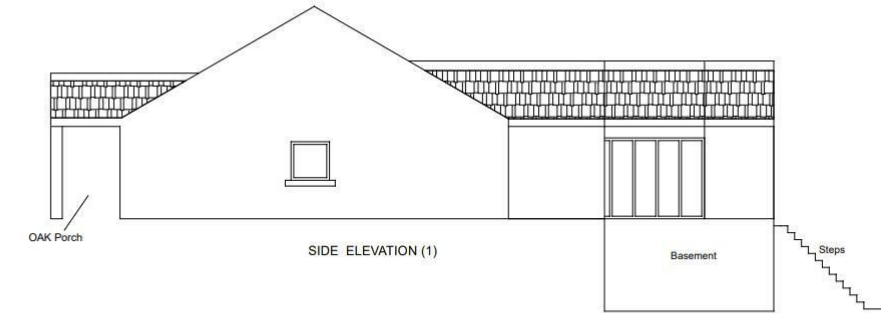
GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band N/A
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
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/REM/04/23 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.

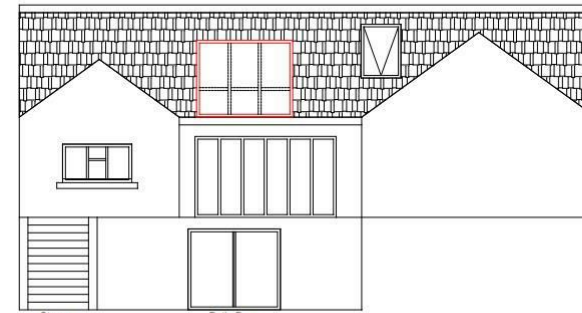
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



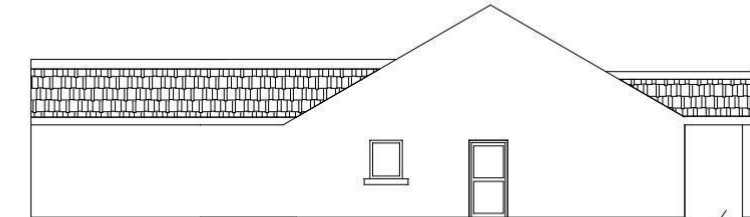
FRONT ELEVATION



SIDE ELEVATION (1)



REAR ELEVATION

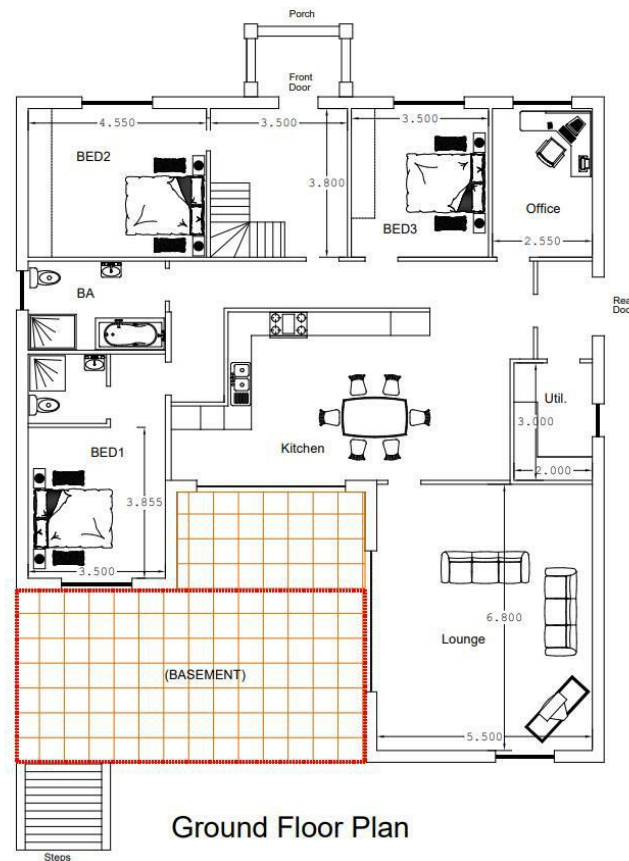


SIDE ELEVATION (2)

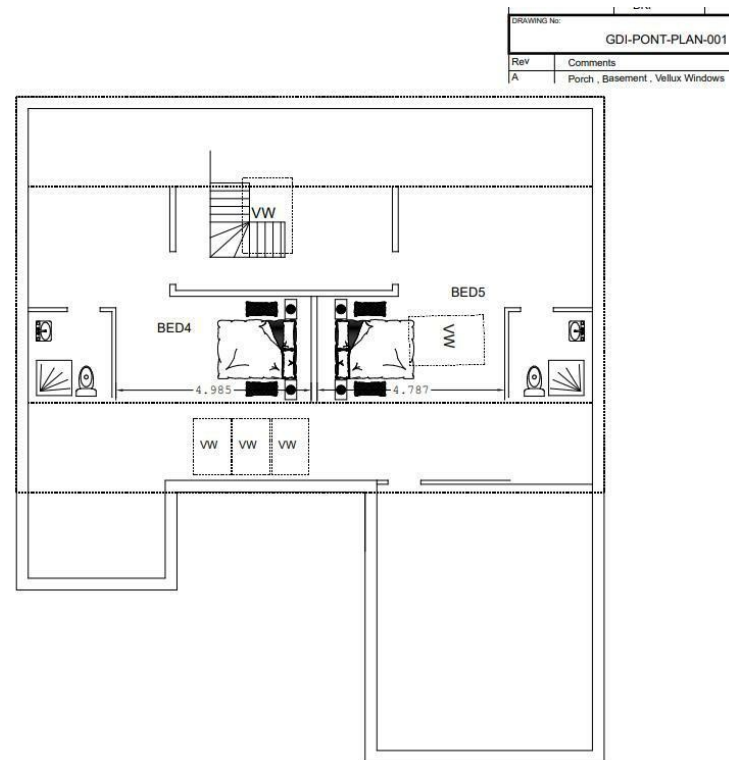
An exciting opportunity to purchase a plot in Pontyates with full planning permission. The plot is approximately 0.2 acre plot and boasts an enviable location within Pontyates with amazing countryside views.

The plot can either be a great investment for someone looking to build the property for re-sale or an opportunity to build your own dream home in a popular location. The planning permission is for a five-bedroom, four-bath, detached, split-level bungalow.

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has a bilingual primary school catering for ages 4-11, shops, eateries and a local community centre. This former mining village is just 9 miles from the County town of Carmarthen and 7.1 miles from Llanelli, allowing you a vast range of shopping and facilities within a short car or bus drive.

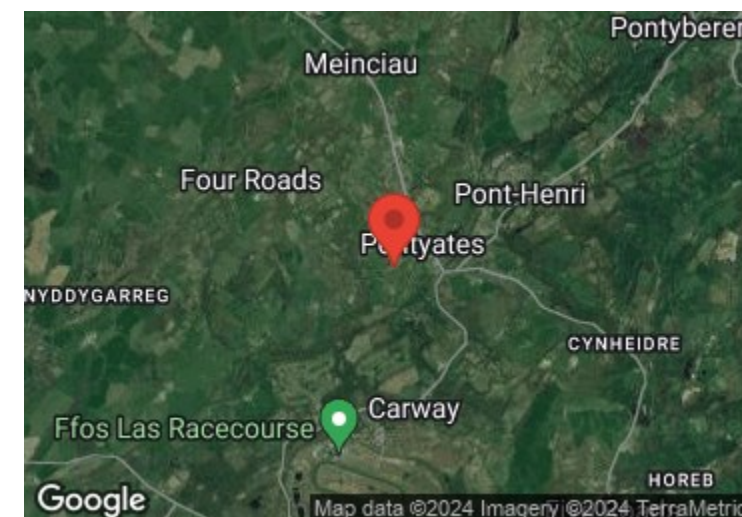


Ground Floor Plan



Attic Floor Plan

Revised No.	Comments
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DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, Turn left onto B4309, Continue onto B4309, Turn right onto Heol Nazareth, The property is on the left next to number 34A. What3Words Reference; ///stall.classmate.finders

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.