



**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 NA  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWPProps  
<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.  
ADD/REM/11/23  
TAKEONOK/LLE/01/11/23

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**

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584



## 26 Dan Y Bryn, Llanmiloe, Carmarthen, Carmarthenshire, SA33 4EZ

- Freehold Plot
- Brilliant Investment Opportunity
- Planning Application No. PL/08000
- Ideal Family Home
- Full Planning Permission
- Sought After Location
- Four Bedrooms

**Price £120,000**



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**The Agent that goes the Extra Mile**







An exciting opportunity to purchase a plot in Llanmiloe with full planning permission. The plot is approximately 642 square meters and boasts an enviable location within Llanmiloe. The planning permission is for a detached house with a lovely L shape kitchen/diner/living room, a utility room study and downstairs WC on the ground floor. The first floor boasts the master bedroom with an en-suite, three further double bedrooms and the main family bathroom. The property benefits from a garage to the front of the property.

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.

AGENT NOTE- The plot has mains drainage connections, with electricity and water available in the footpath adjacent.

Situated on the edge of the Carmarthenshire, Pembrokeshire border in West Wales, Pendine boasts a 7 mile beach stretching from Gilmore Point to Laugharne Sands where Malcolm Campbell and J.G. Parry-Thomas set the world land speed record five times between 1924 and 1927. The beach stretches for seven miles, and is well worth the visit.



### DIRECTIONS

From the Tenby office exit the town heading out towards Kilgetty on the A478. On reaching Kilgetty roundabout take the forth exit signposted Carmarthen A477. Follow this road for approximately 6.5 miles to Red Roses. On entering the village take the right turn signposted Pendine B4314. Follow this road in to Pendine and along the sea front, continue towards Llanmiloe and take the last left onto Llanmiloe Bach.

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