



**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.

**COUNCIL TAX:** N/A

ref: NME / LLE / JULY / 25/OK

**FACEBOOK & TWITTER**

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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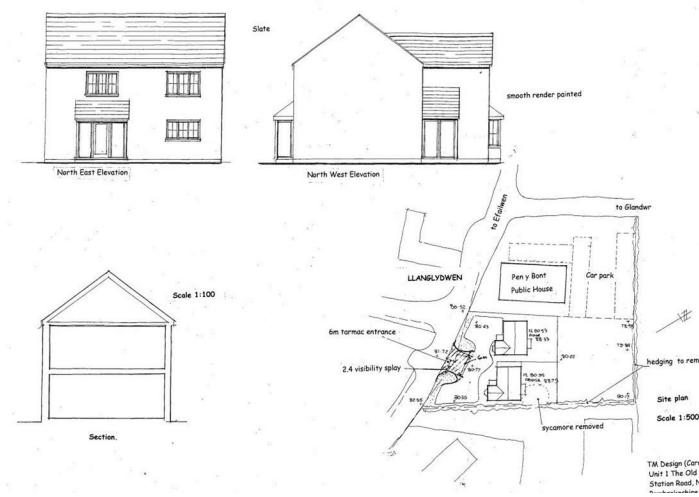
## Plots @ Llanglydwen, Hebron, Whitland, Carmarthenshire, SA34 0XP

- BUILDING PLOTS (W/40531)
- VILLAGE LOCATION
- TWO STOREY DWELLINGS
- GARDEN
- INVESTMENT OPPORTUNITY
- PLANNING PERMISSION FOR TWO DWELLINGS
- SEMI-RURAL
- THREE BEDROOMS
- ZERO SECTION 106 CONTRIBUTION
- TRADITIONAL BUILD

**Offers In Excess Of £160,000**

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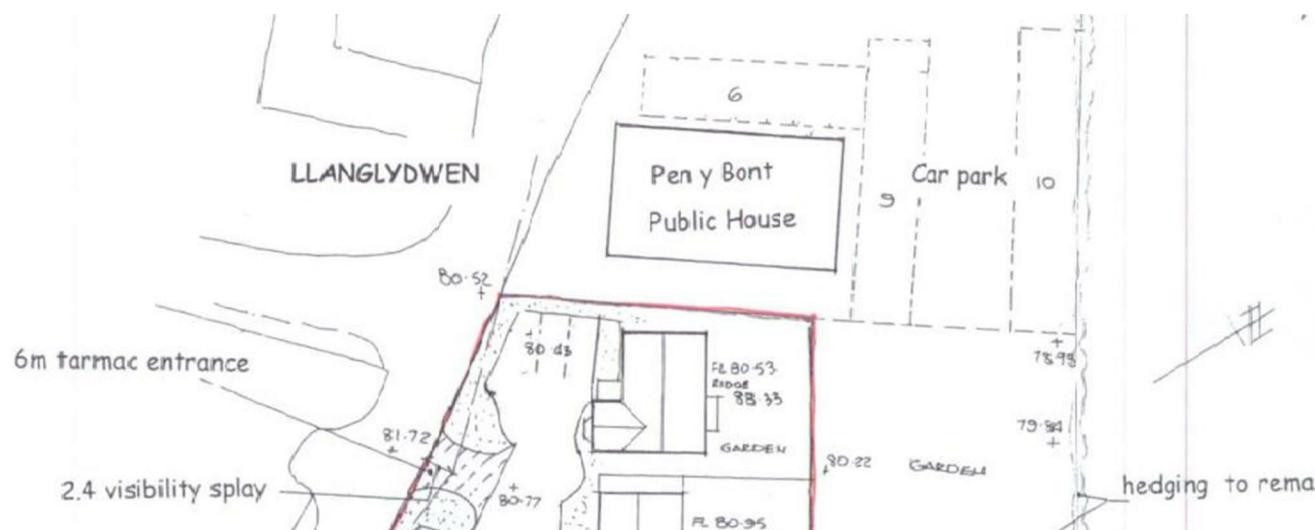




An exciting opportunity to purchase two building plots, with planning permission for the proposed use or development of two detached residential dwellings (w/40531). The site is centrally located in the semi-rural village of Llanglydwen, adjacent to the Penybont Inn. To built of a traditional material, the proposed two storey dwellings, will have three bedrooms, their own rear gardens and a shared driveway.

The plots 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 sought after village location. Conveniently located close to the train station in Clynderwyn, which ideal for commuters. The local schools of Clynderwen Becca School and Llandysilio, are also just a short drive away.

Llanglydwen is a small, tranquil village situated approximately 11 miles from the town of Narberth. Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC who currently play in the Welsh Championship and Narberth Football and Cricket club. Narberth is full to the brim with independent shops including craft and art galleries, bars and restaurants and boutiques. The town has everything you can need with health, dental, fitness and community centres and a Museum. Narberth is twinned with Ludlow and both towns celebrate an annual food festival which takes place on the fourth weekend of September every year. There is a regular bus service running to Haverfordwest, Carmarthen and the outlying villages and a railway station. For the children there is a primary school and a nursery school. Narberth is within close proximity to the blue flag beaches of Tenby and Saundersfoot and easy access to the County Towns of Haverfordwest and Carmarthen.



## DIRECTIONS

From Narberth get onto the A478 passing through Clynderwen and Llandissillo. Reaching Efailwen turn right, signposted for Llanglydwen. Enter the village and go over the bridge. You will pass the Penybont Inn on your left. The entrance to the site is just after the public house on your left.

What/Three/Words://frock.sprouting.lyricism

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