

A selection of building plots at Llys-Y-Fran, Pembrokeshire, SA63 4RR



Nestled in the picturesque village of Llys-Y-Fran are three building plots available to purchase individually or as a whole.

The three plots are self contained and on separate titles.

Each plot has residential planning permission.

Plot One is 0.4 acres and has planning for a detached dwelling extending to 4,068sqft.

Plot Two is 0.25 acres and has planning for a detached dwelling extending to 3,800sqft.

Plot Three is 0.35 acres and has planning for two detached dwellings at 1,859sqft each.

The plots are offered with no chain.



Plot One: £160,000 FREEHOLD

Plot Two: £120,000 FREEHOLD

Plot Three: £180,000 FREEHOLD

Plot One £160,000

A beautiful rural plot with conditional planning permission for a detached family home.

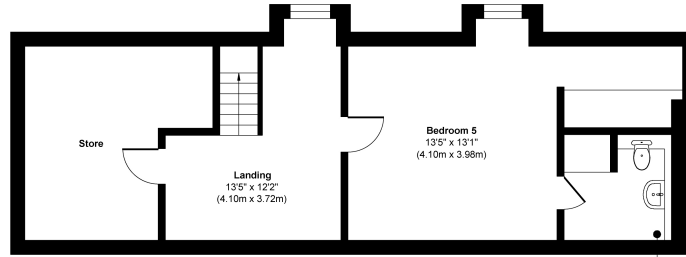
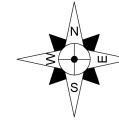
The plot extends to approximately 0.4 acres and the planning is extant due to work having been commenced.

The planning permission is for a five bedroom home with four receptions and three bathrooms, which offers 4068sqft of living space, a detached garage, private driveway and ample parking. To the rear there will be a generous south facing garden which backs onto woodland.

Llys Y Fran is a stunning rural village in the heart of Pembrokeshire, only a short distance from the Preseli Hills and within easy access of the coast.

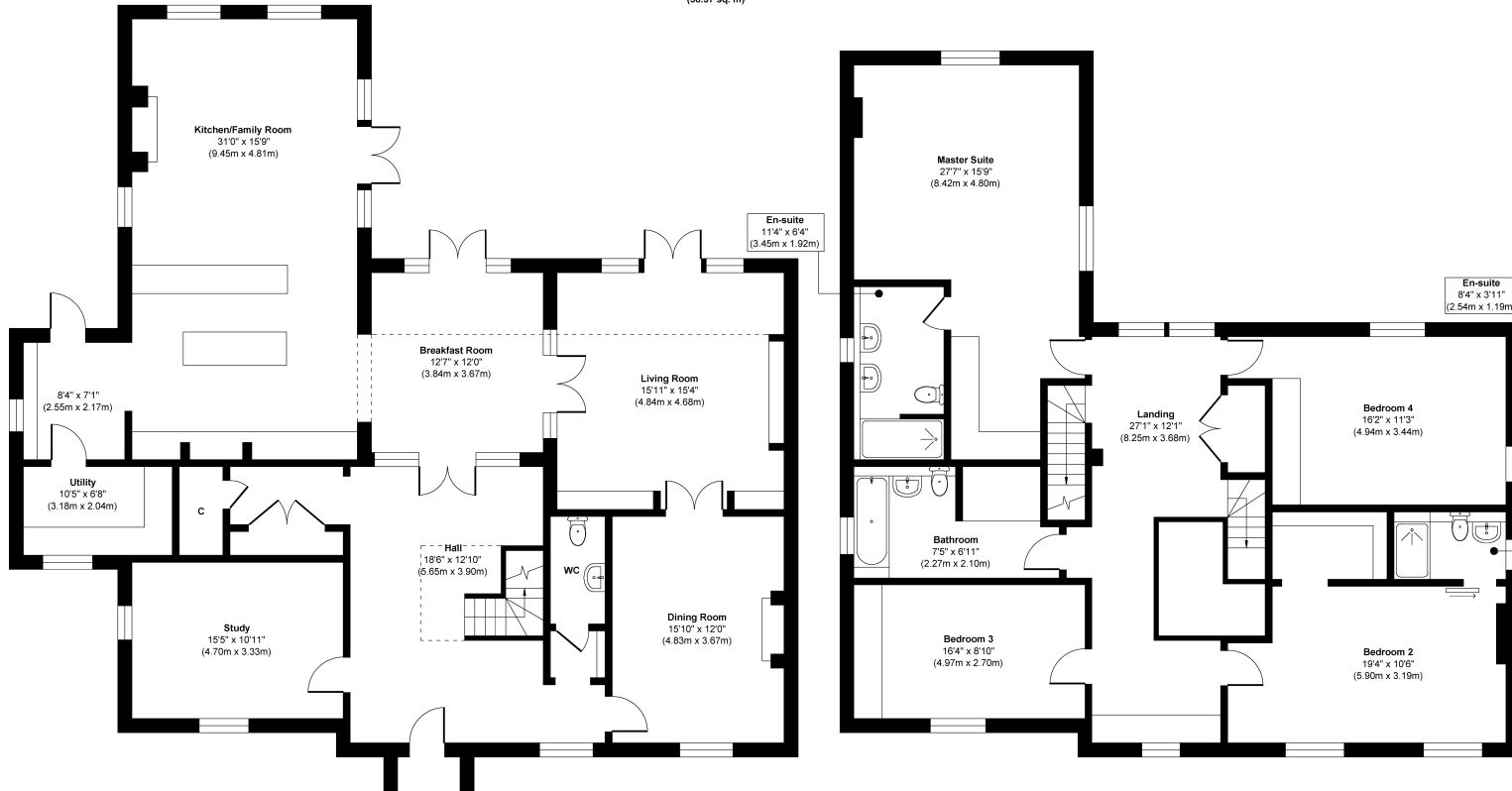


Plot One: Proposed



Second Floor
Approximate Floor Area
628 sq. ft
(58.37 sq. m)

En-suite
7'5" x 7'4"
(2.27m x 2.23m)



Ground Floor
Approximate Floor Area
1870 sq. ft
(173.79 sq. m)

First Floor
Approximate Floor Area
1570 sq. ft
(145.90 sq. m)

Approx. Gross Internal Floor Area 4068 sq. ft / 378.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Plot Two £120,000

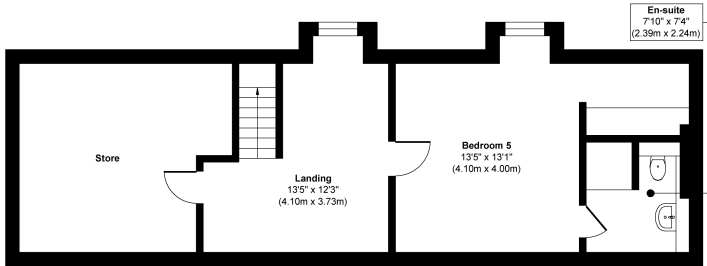
A beautiful rural plot with conditional planning permission for a detached family home.

The plot extends to approximately 0.25 acres and the planning is extant due to work having been commenced.

The planning permission is for a five bedroom home with four receptions and three bathrooms, which offers 3800sqft of living space, a detached garage, private driveway and ample parking. To the rear there will be a generous south facing garden which backs onto woodland.

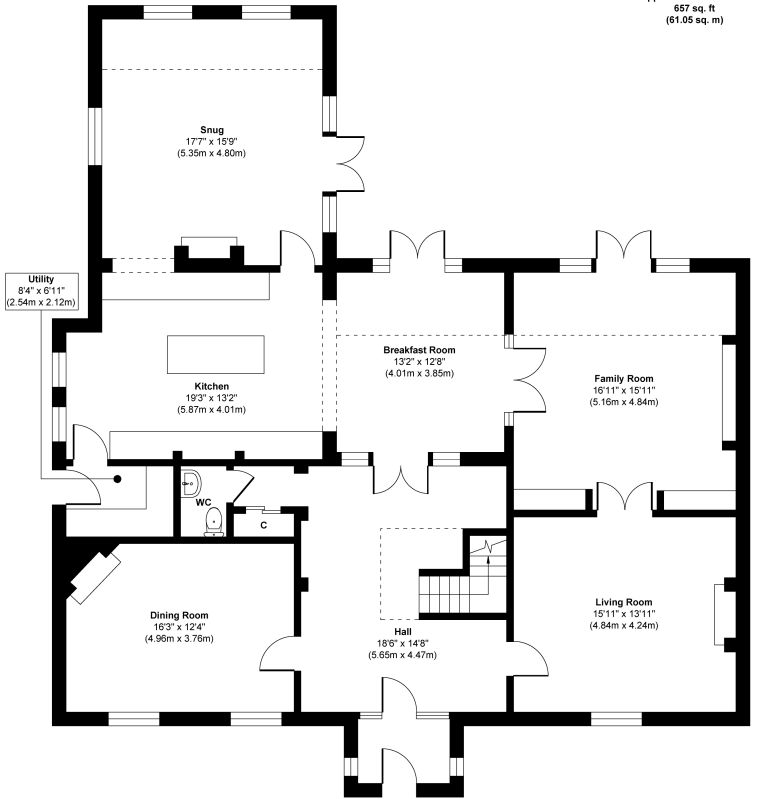
Llys Y Fran is a stunning rural village in the heart of Pembrokeshire, only a short distance from the Presili Hills and within easy access of the coast.



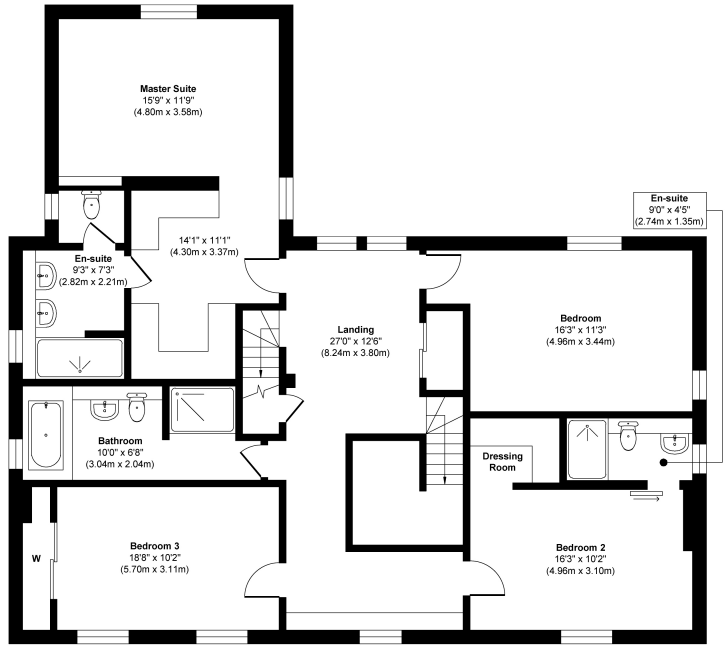


Second Floor
Approximate Floor Area
657 sq. ft.
(61.05 sq. m)

Plot Two: Proposed



Ground Floor
Approximate Floor Area
1804 sq. ft.
(167.82 sq. m)



First Floor
Approximate Floor Area
1553 sq. ft.
(144.34 sq. m)

Approx. Gross Internal Floor Area 3,800sq. ft / 353sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Plot Three £180,000

A beautiful rural development site with conditional planning permission for two detached family homes.

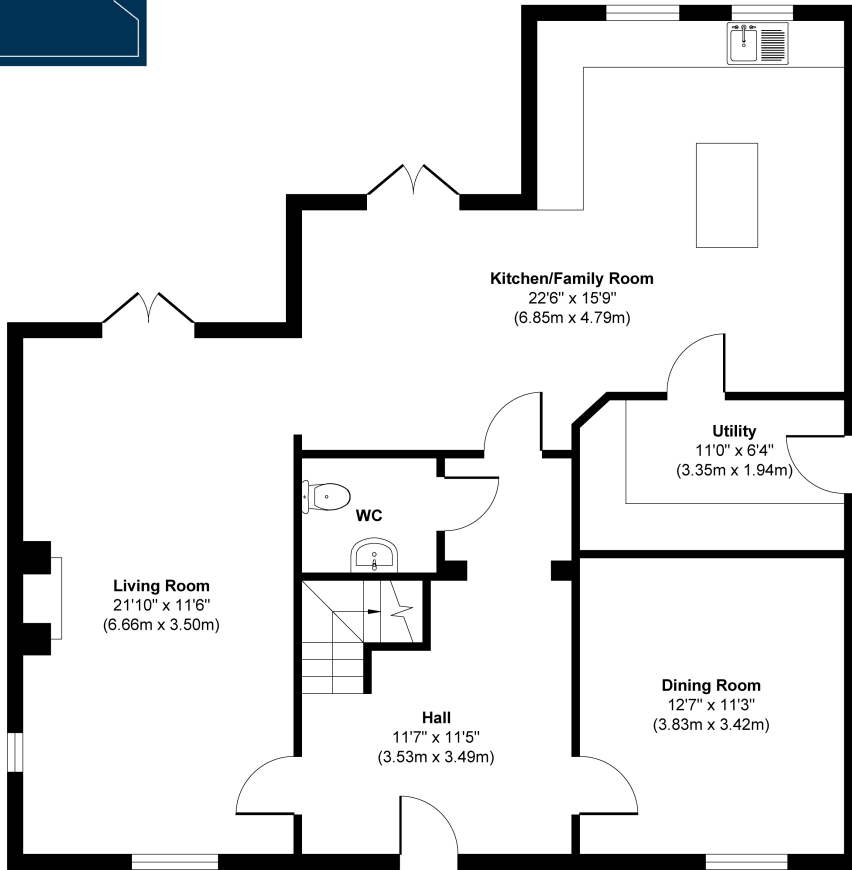
The plot extends to approximately 0.35 acres and the planning is extant due to work having been commenced.

The planning permission is for two four bedroom homes with two receptions and two bathrooms, which offer 1859sqft of living space each, detached garages, a shared driveway and ample parking. To the rear there will be a generous gardens for each property.

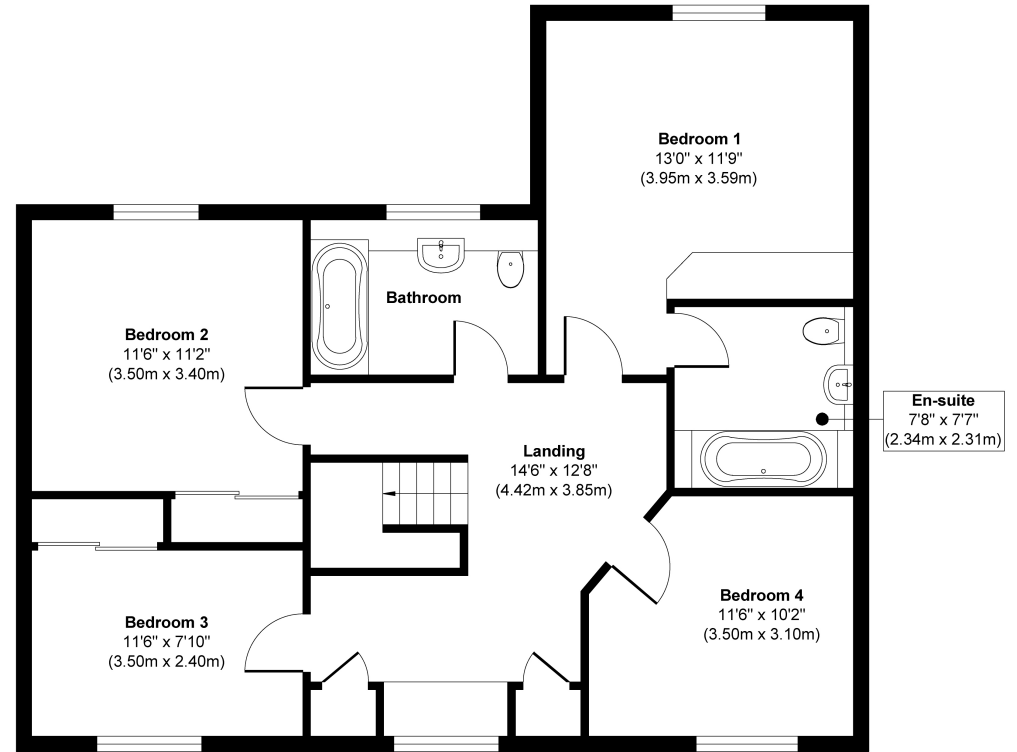
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Plot 3 Proposed for both houses



Ground Floor
Approximate Floor Area
989 sq. ft
(91.91 sq. m)



First Floor
Approximate Floor Area
870 sq. ft
(80.86 sq. m)

Approx. Gross Internal Floor Area 1859 sq. ft / 172.77 sq. m

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Llys-Y-Fran is a small rural village lying at the heart of Pembrokeshire, lying at the foot of the Preseli Hills - a collection of gently rolling hills that span across the Pembrokeshire Coast National Park. The views of the coastline and the vistas are impressive – but it is their intimacy with the little villages that nestle amongst their folds that makes them so different.

Llys-Y-Fran is 10 miles North-east of Haverfordwest and 17 miles East of Newgale beach. Crymych is 13 miles away.

The sea surrounds Pembrokeshire on all sides and on a clear day you can see across to Ireland from various vantage points.

A haven for wildlife, walks and the freshest seafood; all set in a wild and incredibly beautiful landscape.

The Pembrokeshire Coast Path is 186 miles of meandering trails with coves and harbours, over 50 beaches taking you through vibrant towns and villages.



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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. Computer generated images are for illustrative purposes only.



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