

PLOT WITH POTENTIAL FOR DEVELOPMENT - SUBJECT TO PLANNING

Land at, Talywern Road, Llangennech, Carmarthenshire, SA14 8UQ

A generous, L-shaped plot in a quiet residential setting in Llangennech, offering scope for a new dwelling—subject to planning—with offers on that basis welcomed.



£80,000



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THE PROPERTY

An excellent opportunity to acquire a building plot of approximately 0.14 acres on a quiet, established residential street in Llangennech.

The plot is L-shaped, positioned on a gently sloping site, with an 11-metre road frontage, a depth of approximately 17 metres, and a rear width of around 41 metres. It sits within a settled residential setting and may offer potential for a single dwelling, subject to the necessary planning consents.

While the site currently has no planning permission, the sellers are open to offers made subject to planning, making it a strong prospect for those looking to build a bespoke home in a well-connected village location.



THE LOCATION



Talywern Road is a quiet, residential street within the popular and well-connected village of Llangennech. The village enjoys an excellent reputation, thanks to its community atmosphere, good amenities, and strong road and rail links.

Transport: The site is less than 5 minutes' drive from M4 Junction 48, making it well placed for commuting to Swansea, Llanelli, or Carmarthen.

Local Amenities: Llangennech offers convenience shops, a highly regarded primary school, and local pubs and services.

Lifestyle: The village lies within easy reach of both countryside and coastal walks, while nearby Llanelli and the Gower Peninsula provide further options for leisure and travel.

Development Potential: While the plot has no current planning status, its proportions, setting, and accessibility make it a worthwhile prospect for a future self-build project or small-scale development, subject to the usual consents.





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