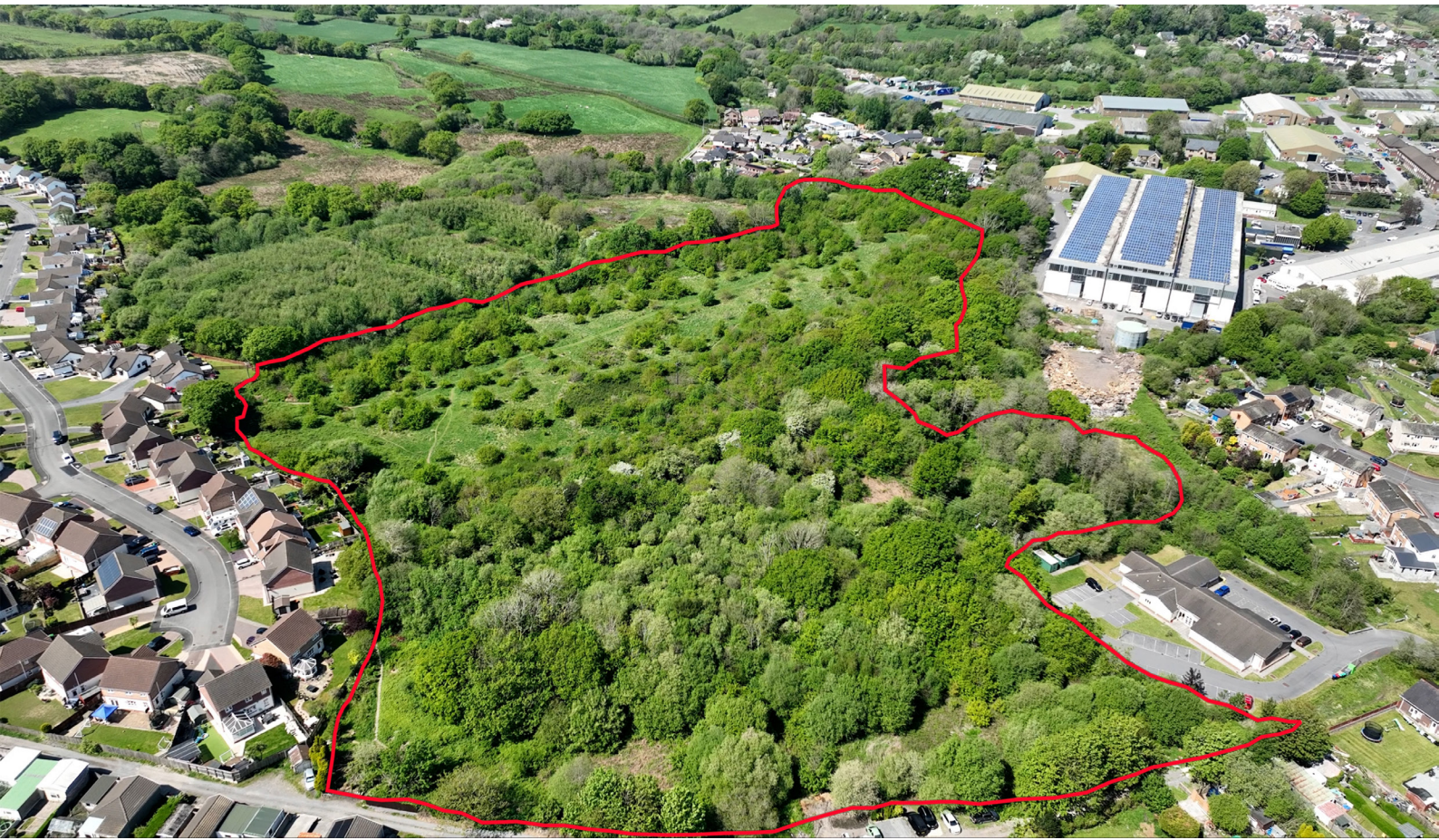


LAND WITH POTENTIAL FOR DEVELOPMENT - SUBJECT TO PLANNING

Land to the South of Ger Y Nant, Llangennech, SA14 8DJ

A sizeable and accessible landholding of over 14 acres on the edge of Llangennech, offering potential for residential development, subject to planning, and available with flexibility for those wishing to explore future opportunities.



**OFFERS IN THE REGION OF
£150,000**



Telephone
01792 986099

Address
29-30 Dunns Lane
Mumbles
SA3 4AA

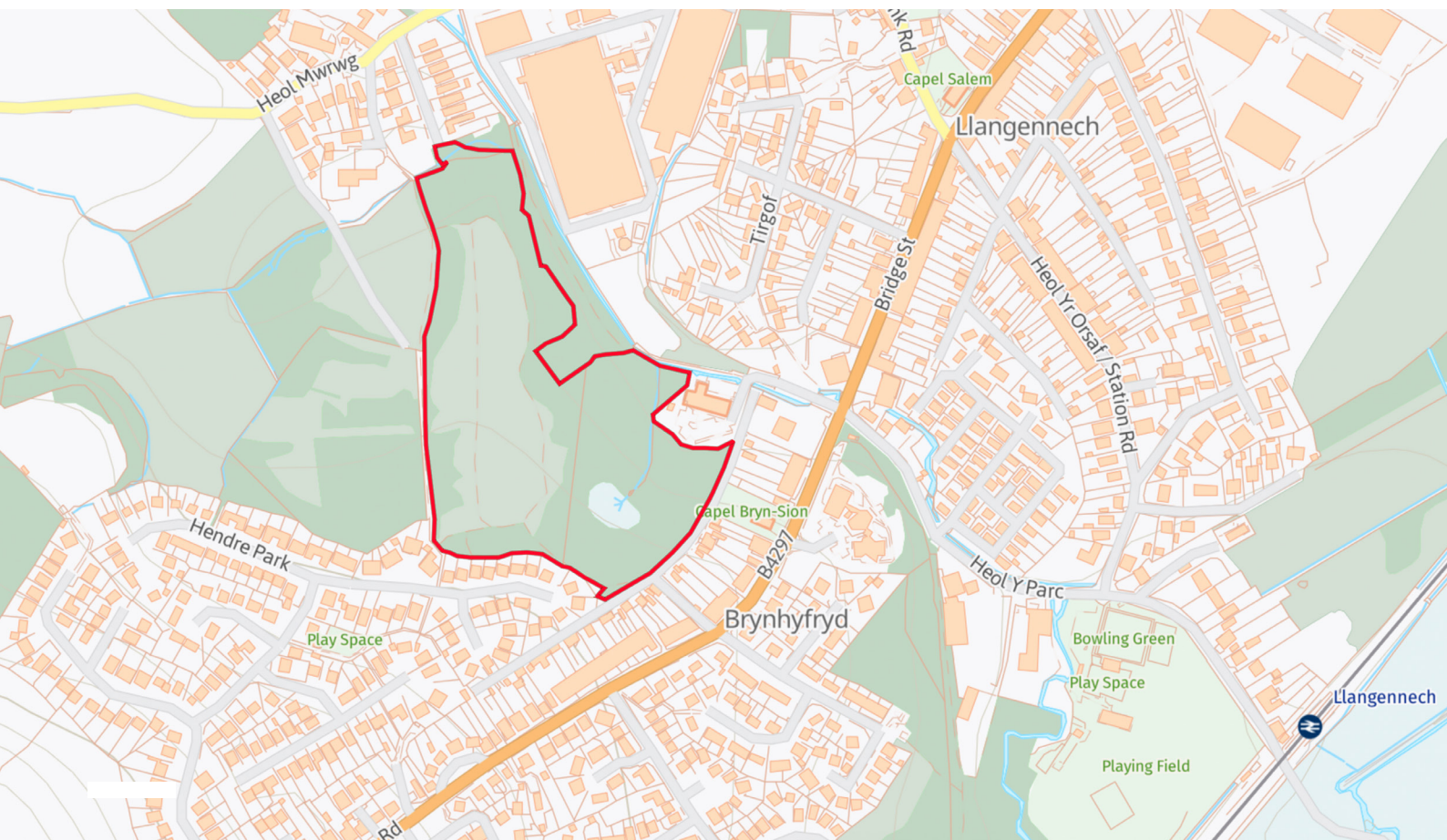
E-mail and Web
info@thegreenroomhomes.com
www.thegreenroomhomes.com.com

THE PROPERTY

Extending to approximately 14.42 acres, this substantial parcel of land on the southern edge of Llangennech offers a rare opportunity for a variety of future uses, including the potential for residential development—subject to obtaining the necessary planning permissions.

The land is gently sloping, predominantly grassed, and benefits from access via Ger Y Nant to the north, forming a natural extension to the existing residential setting. Currently, the site does not have planning permission, but the sellers are open to offers made on a subject-to-planning basis, making this an excellent prospect for developers or those seeking a longer-term investment.

Opportunities of this scale and accessibility within Llangennech are seldom available, and this site represents a chance to explore thoughtful development in a well-connected village location.



THE LOCATION



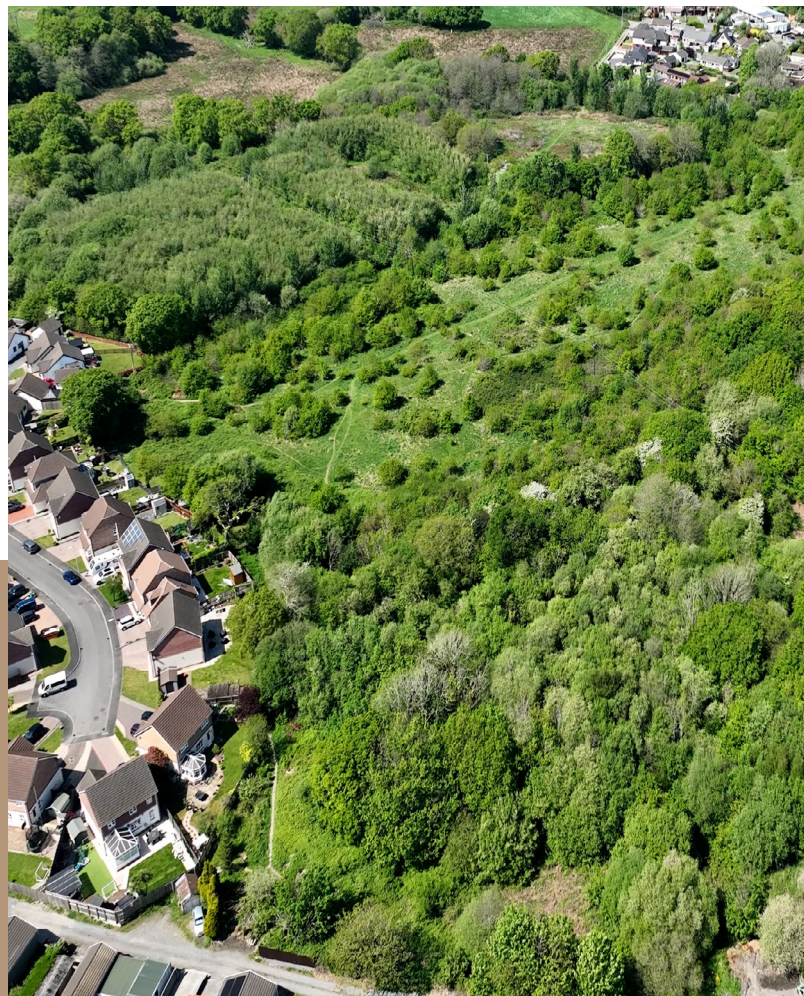
The land at Parc Hendre is positioned on the southern fringe of Llangennech, a popular village just outside Llanelli, known for its excellent road connections and strong sense of community.

Transport: Just a short distance from the M4 motorway (Junction 48), offering swift access to Swansea, Llanelli, and Carmarthen, making it ideal for commuters and future residential growth.

Local Amenities: Llangennech offers a range of amenities including shops, a well-regarded primary school, recreational facilities, and good local transport links.

Potential: Its location on the edge of an established residential area makes the land a natural consideration for future housing, subject to the appropriate consents.

Investment Appeal: With land of this scale rarely available in the area, and the potential for long-term strategic development, this site will appeal to developers, investors, and land promoters alike.





Contact Us

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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.