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**Plots at Graigina, Llanybydder, Carmarthenshire, SA40 9RP**

**Guide Price £140,000**

An exciting opportunity via 3 plots to be sold together with outline planning permission on the outskirts of & within easy walking distance of the Market Town of Llanybydder. Planning application number- W/35606



Location



Conveniently located within walking distance from the Market Town of Llanybydder which provides a good range of everyday facilities and amenities including Primary School, Doctors Surgery, a popular bakery, off license shops etc. The property is only some 5 miles from the University and Market Town of Lampeter and is 17 miles North of Carmarthen which provides good access to the M4, along with rail transport and further services.

Description



Exciting development opportunity - Buildings plots for 3 detached dwellings on the outskirts of the popular town of Llanybydder, ideal for investors, developers and so on.

Planning

Carmarthenshire council planning application no - W/35606

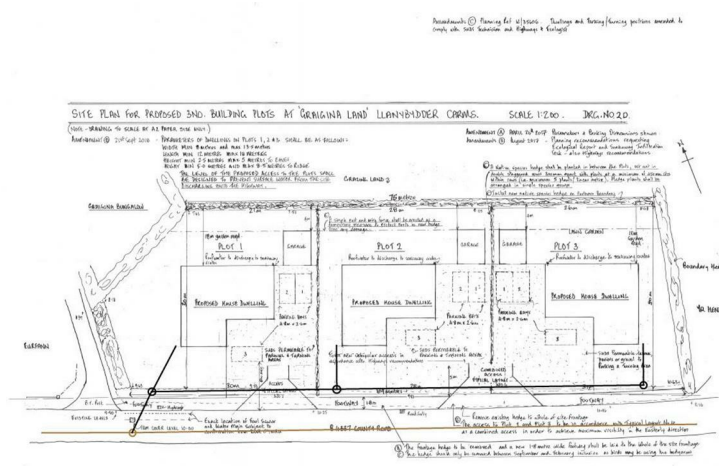
Mode of Sale

For sale by private treaty.

Services

We understand that there is mains water, electricity & drainage available nearby.

Plans





Site Location

Please Note

The application is the subject of a legal agreement to secure financial contributions towards affordable housing, further details available on planning documents available by request.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



5 NOTT SQUARE, **CARMARTHEN**,  
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Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
Tel: (01545) 570462

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