



**Plot 2 at Graigina, Llanybydder, Carmarthenshire, SA40 9RP**

**Guide Price £55,000**

An exciting opportunity via 3 plots (2 remaining) with outline planning permission on the outskirts of & within easy walking distance of the Market Town of Llanybydder. Planning application number- W/35606

**\*\* £55,000 Guide Price Per Plot \*\***



## 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

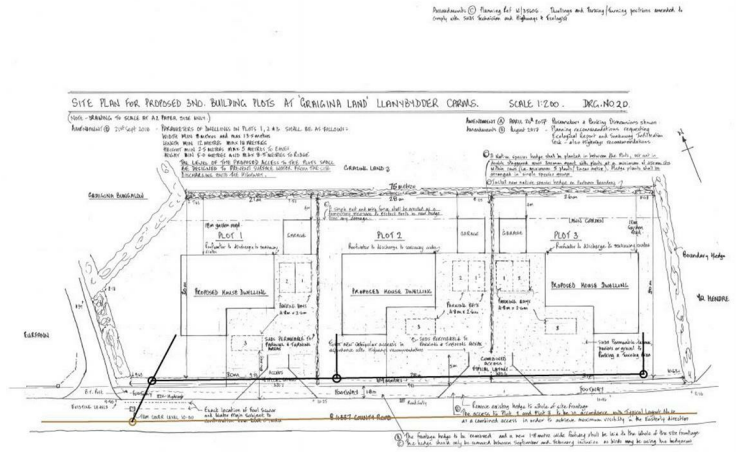
## Mode of Sale

The plots are for sale by private treaty with a guide price of £55,000 per plot.

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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