



**Plot of Land adjacent to Erwain Caerbryn Road, Llanelli,
SA14 7PH
Offers in the region of £104,950**



Evans Estates have the pleasure of offering For Sale this large plot with outline planning permission, located in the popular village of Penygroes

Arrange your viewing now to avoid disappointment.

****Ideal purchase for Property Investors****

The plot of land boasts wonderful views of the Amman Valley and Black Mountains, a viewing is essential to appreciate what the plot offers.

This plot is within easy access of Carmarthen and Llanelli Towns and the M4/A48 link. Approximately 2 miles from the expanding shopping village of Cross Hands.

Within the village of Penygroes there are several amenities including, Village Shop, Cafe/Community Centre holding several activities for all ages, Park and playing fields, Primary school, several places of worship, Pharmacy and GP, public transport to Ammanford, Llanelli, Carmarthen and Swansea, secondary school transport Catchment area for Bro Dinefwr secondary school, public transport for Maes y Gwendraeth and Amman Valley.

Plot dimensions: 817 m² with a frontage of 21 meters (68' 11") APPROX.

PLANNING APPLICATION NUMBER : E/40598

Link: <https://carmarthenshire.my.site.com/en/s/planning-application/a0b5J000000S2zqQAC/e40598>



- Large plot of Land
- Sought After Village Location
- Breathtaking views
- PLANNING APPLICATION NUMBER : E/40598
- Outline Planning Permission
- Located on a private road
- Easy access to the A48/M4 Links
- Close to local amenities