



Plot Ajecent To , Ty Bach Twt Hen Heol Y Banc, Llanelli, SA15  
5BT





Davies Craddock Estates are pleased to present this plot for sale in Heol Y Banc, Pontyberem.

Situated in an elevated position, the plot comes with outline planning permission for a single detached dwelling measuring approx 90m<sup>2</sup> of floor space over two floors with potential for up to five bedrooms subject to planning approval.

All copies of plans can be viewed via application No: PL/07969 through Carmarthenshire County Council.

Further Comprising :

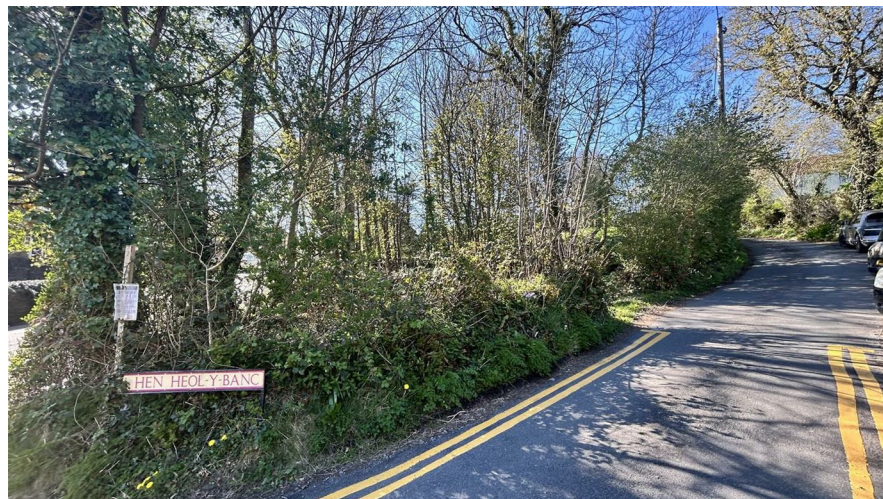








To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Building Plot With Outline Planning permission
- Approx 90m2 Over Two Floors
- Freehold ( TBC )
- Convenient Location Situated In An Elevated Position
- Viewing Essential

| 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> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

**LEAVE US**  
**A REVIEW**



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Google  
Reviews ★★★★★

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