



New Road, Gwaun Cae Gurwen, Ammanford, SA18

Offers In Region Of £70,000



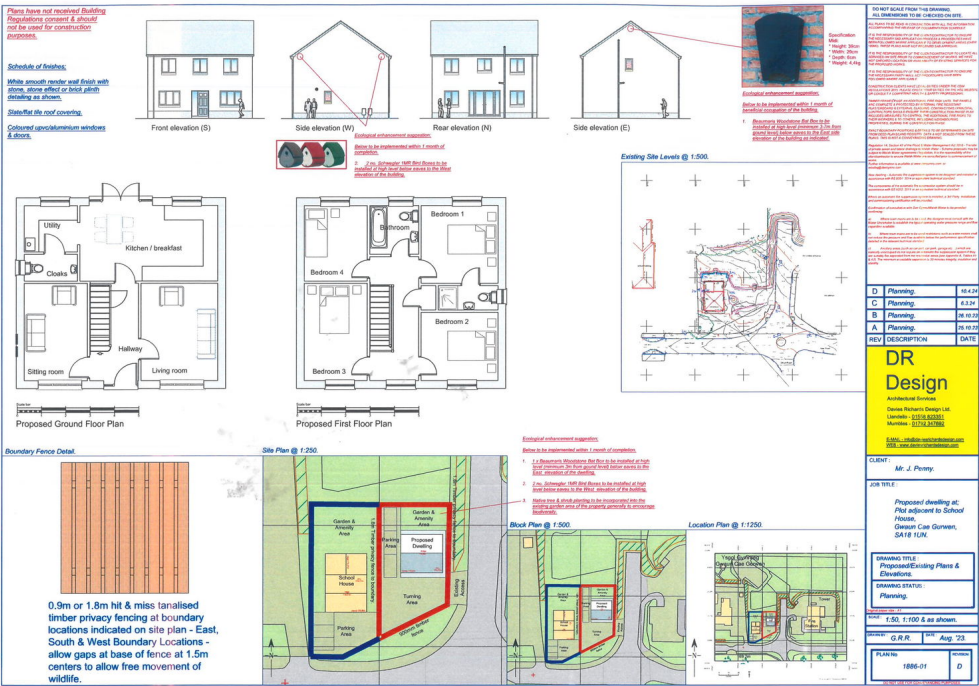
Calow Evans
Estate Agents

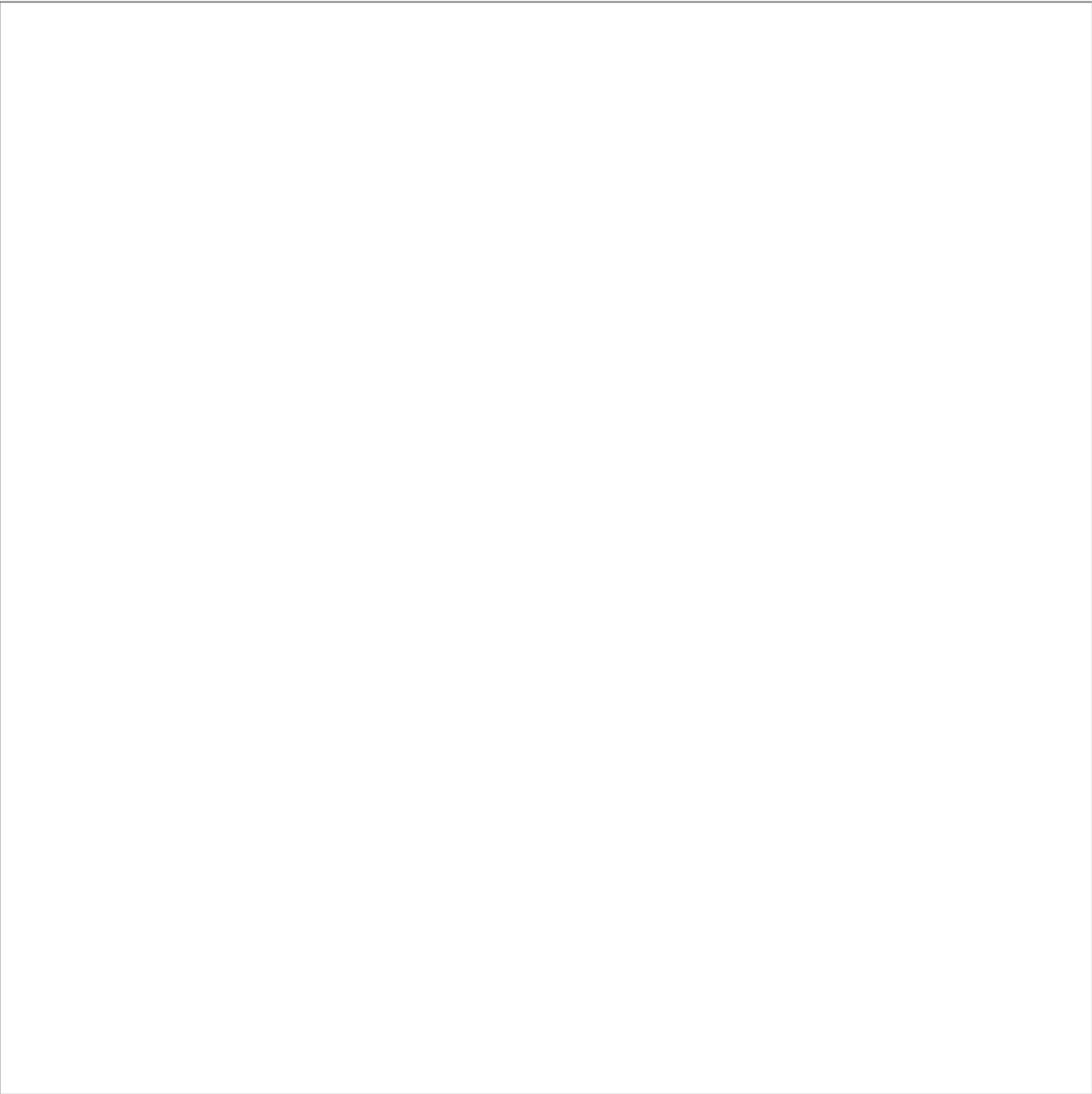
01269 543128
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New Road, Gwaun Cae Gurwen, Ammanford, SA18

Planning permission has been approved for one detached dwelling, planning reference P2024/0160 ,approved on 30/12/2024. The plot is adjacent to School House, New Road in the village of Gwaun Cae Gurwen. The plot will be accessed via a shared driveway and services are available subject to the necessary connection charges and prospective purchasers should make their own enquiries regarding the costs involved.

The village itself offers good basic amenities and in walking distance to the local primary school. The main shopping and leisure facilities located at Ammanford town centre. Access to the M4 motorway is via junction 49 at Pont Abraham





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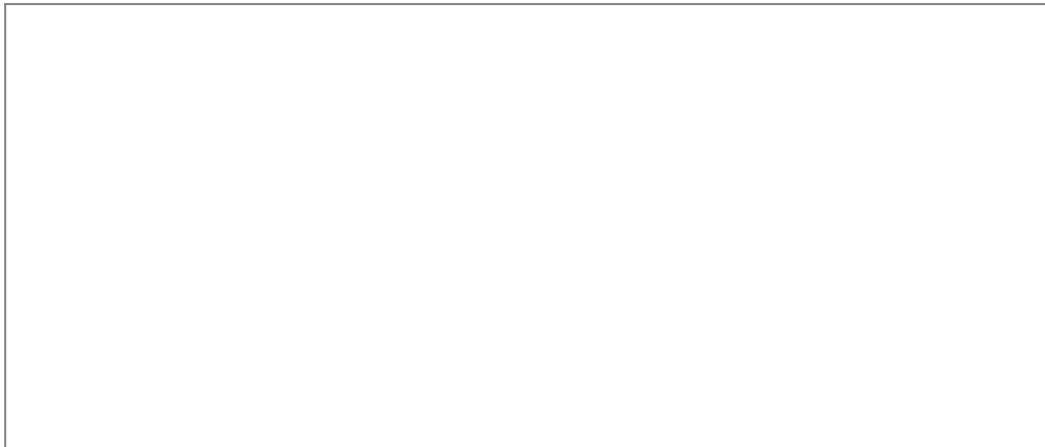
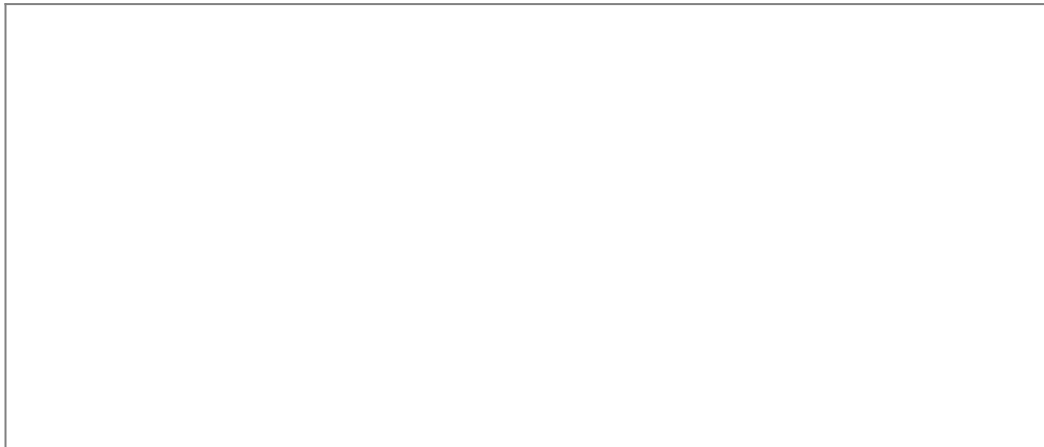
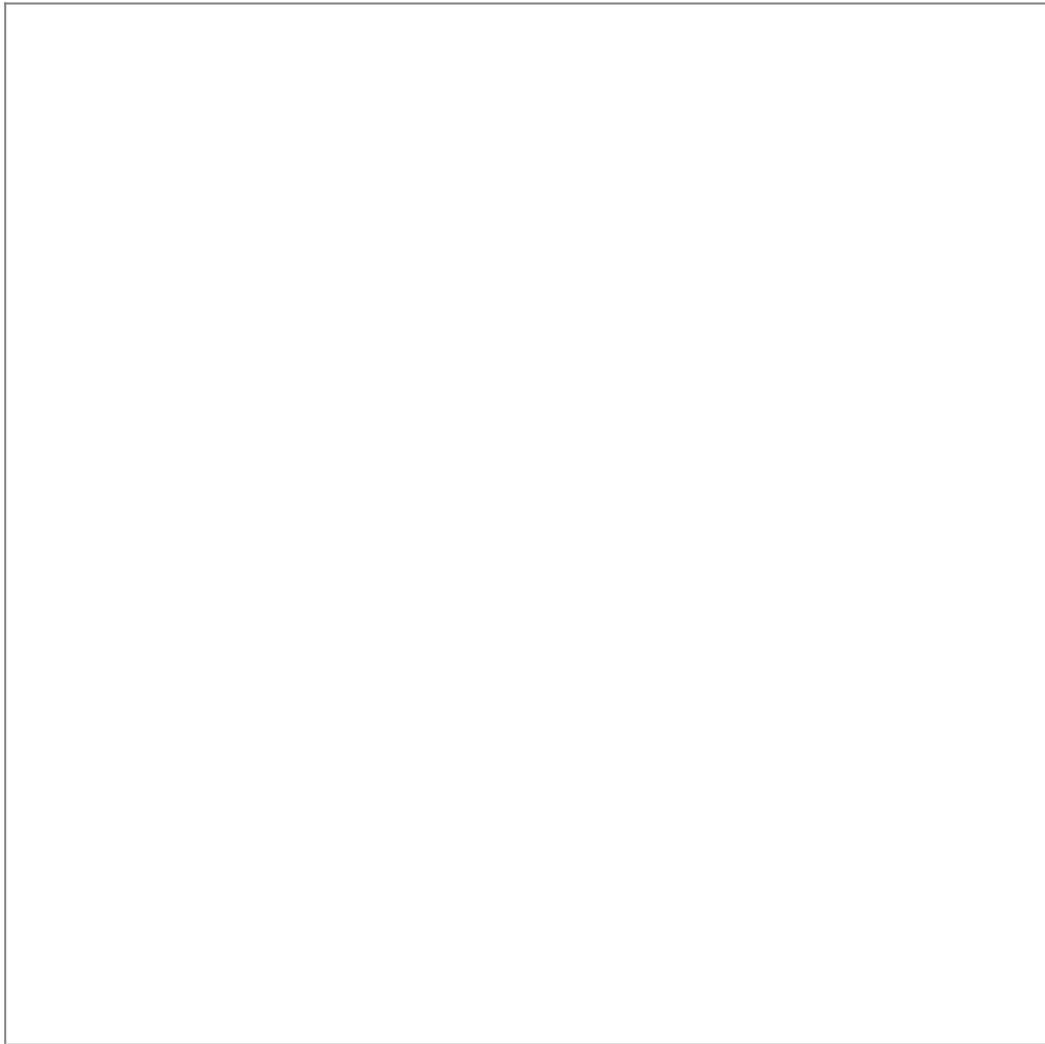
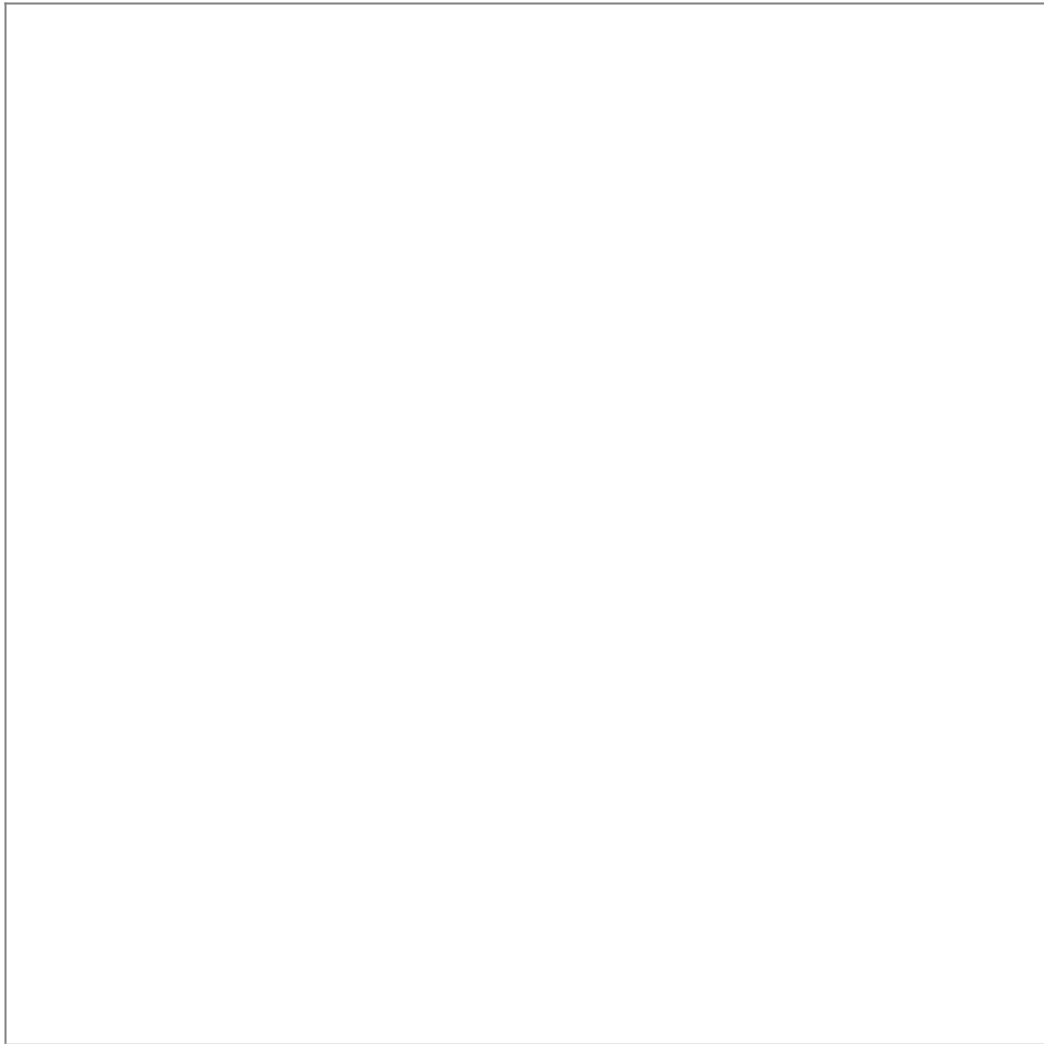
Services:

Services are available subject to the necessary connection charges and prospective purchasers should make their own enquiries regarding the costs involved.

Directions:

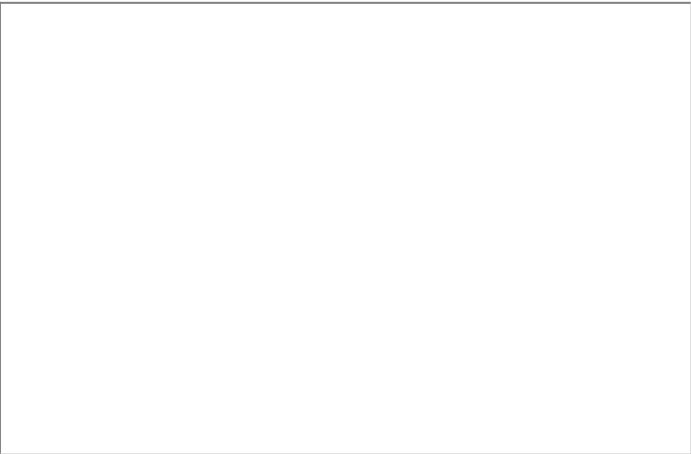
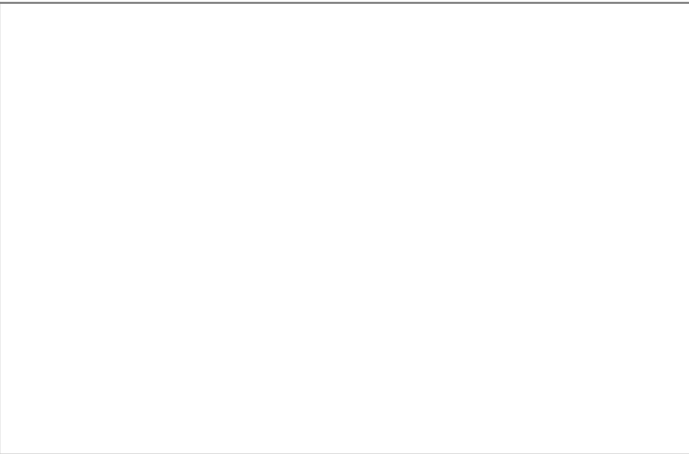
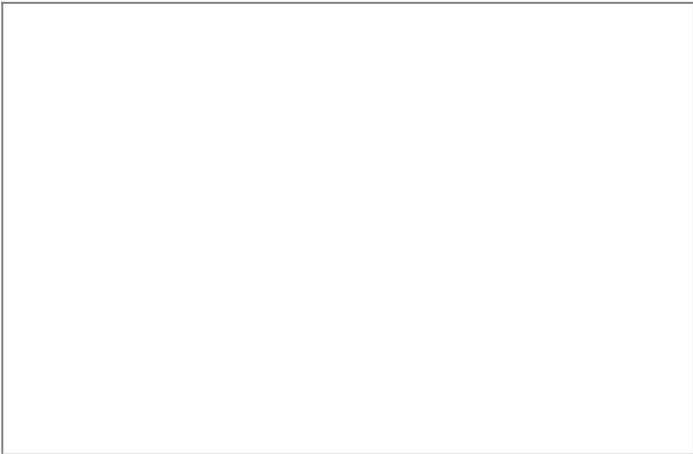
From our office in Ammanford proceed to the traffic lights bearing left onto High Street. On reaching the next junction in Pontamman turn left. Proceed through the villages of Glanamman , Garnant and onto Gwaun Cae Gurwen. Turn left just before Ck's supermarket signposted Brynamman and take the first available right turning passing the primary school. Go straight towards the first roundabout and turn left whereby the property will be located.

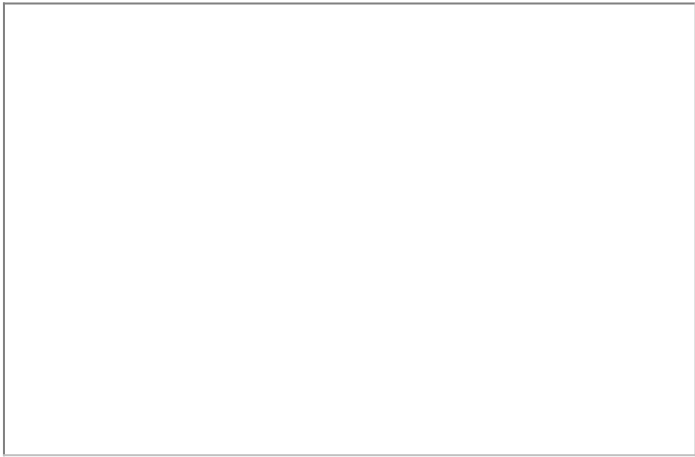
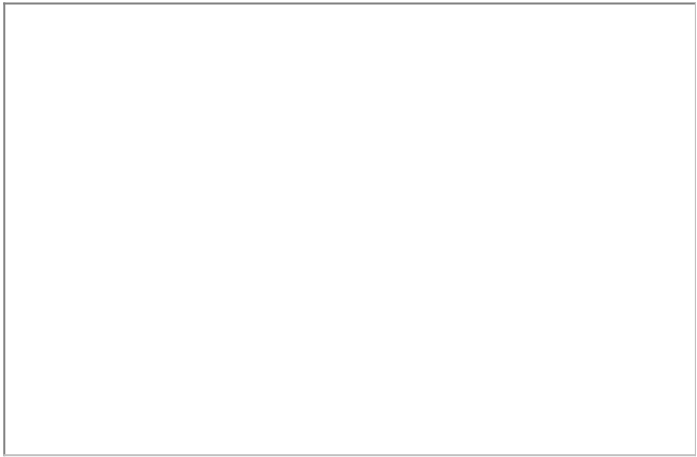




Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128