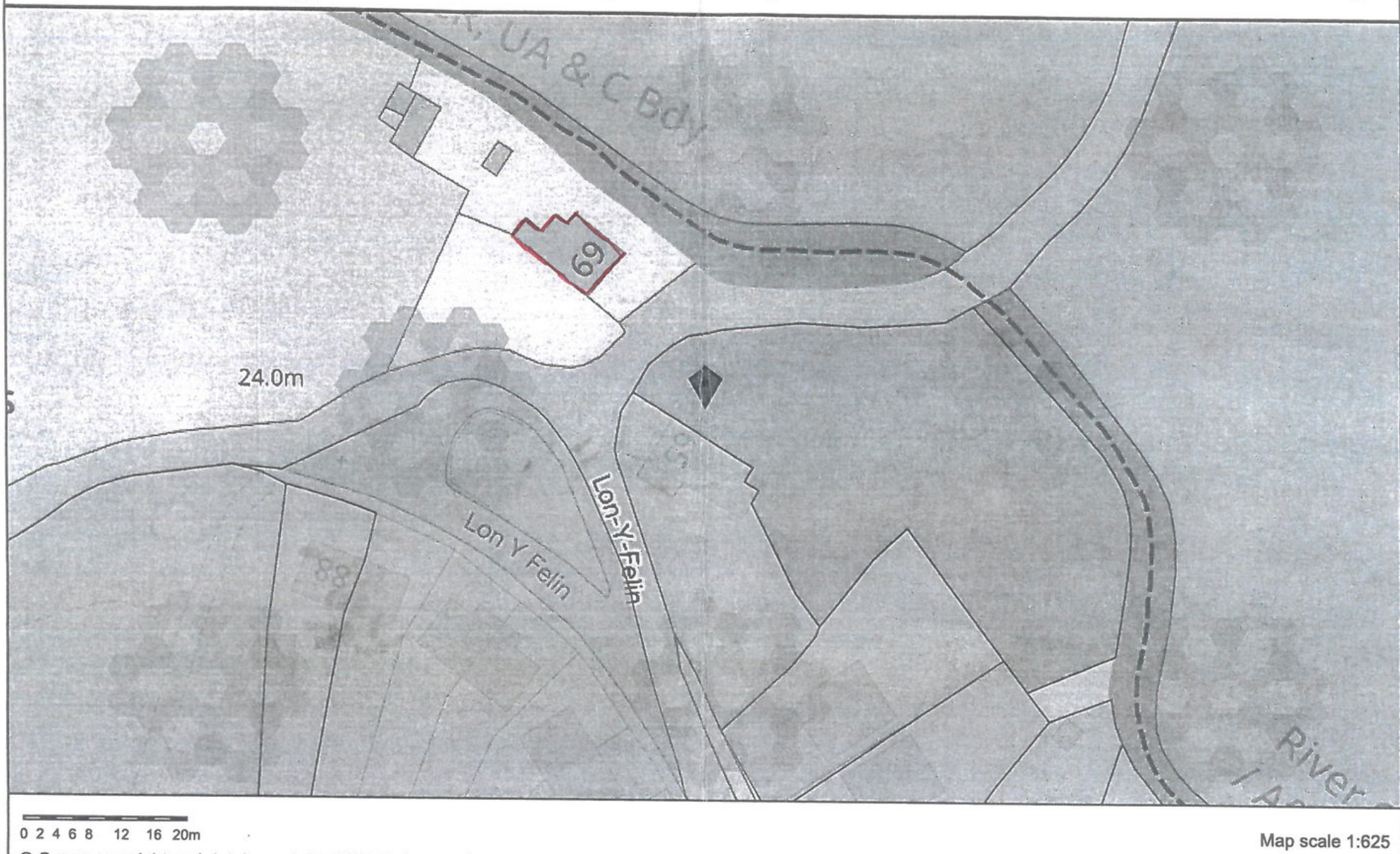




Map scale 1:625

69 Lon Y Felin,

£130,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

69 Lon Y Felin,

A plot of land (stpp), side garden and a field to the rear amounts to approximately 1.78 acres situated in the semi rural village of Garnswllt. The property known as 69 Lon y Felin has been demolished but lends itself for redevelopment (stpp). Potential buyers should make their own enquiries with Swansea City Council for future planning permission.

The village of Garnswllt is situated in a semi rural location but not too distant from the required amenities. Ammanford town is approximately a 10 minute drive where you can find a range of shopping and leisure amenities. Access to the M4 motorway is via junction 49 at Pont Abraham.





Land:

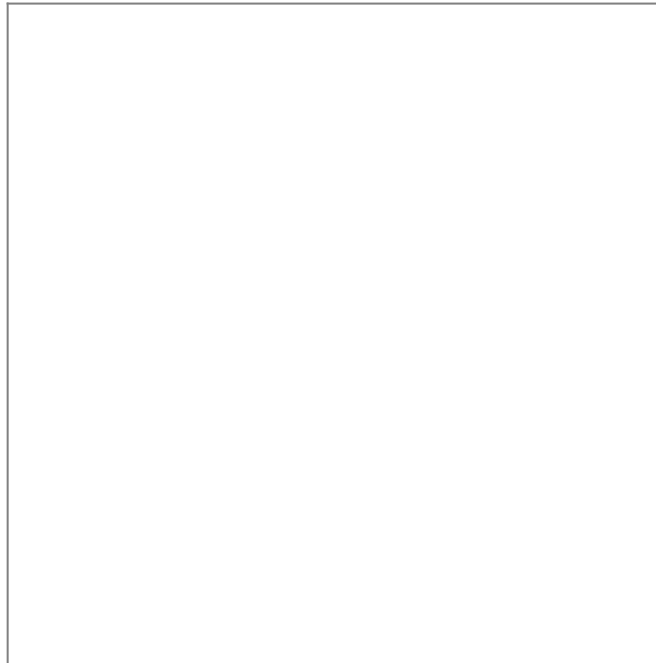
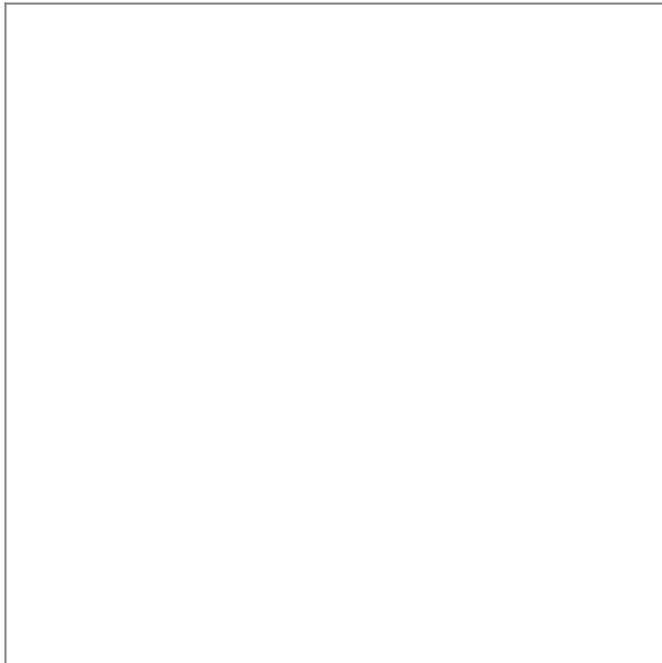
A potential building plot (stpp) known as 69 Lon Y Felin offers potential for redevelopment. The former house and garden sits on approximately 0.16 acre and the field to the rear 1.62 acres.

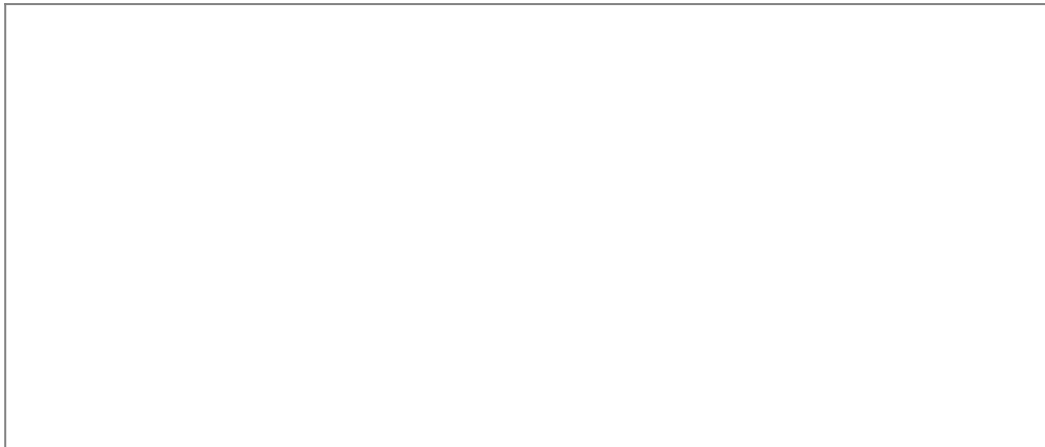
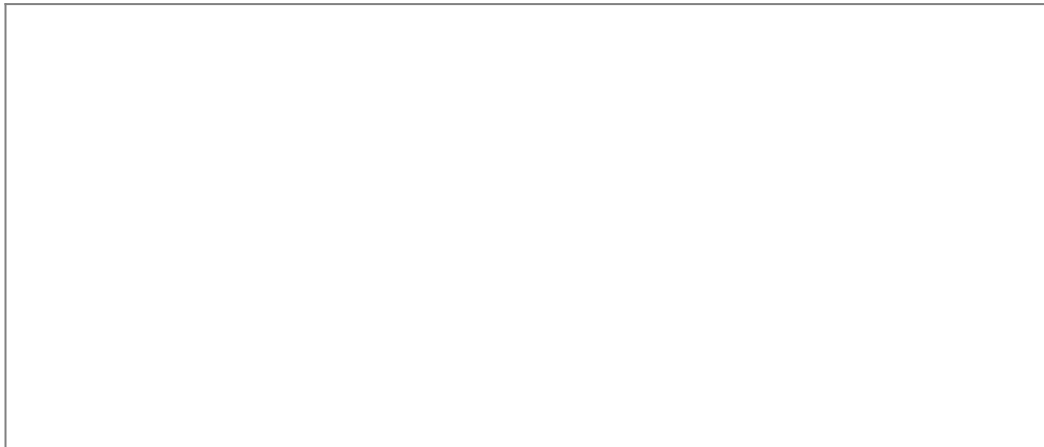
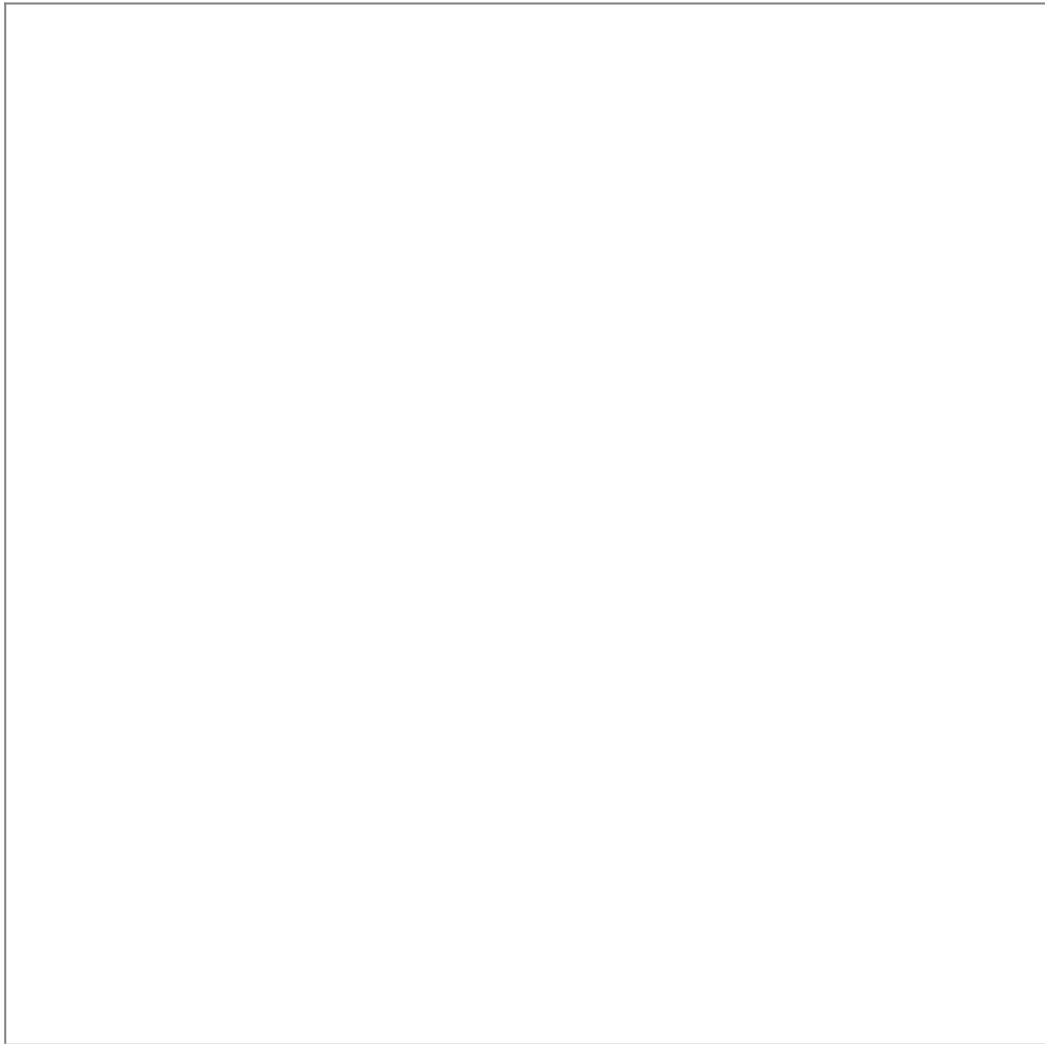
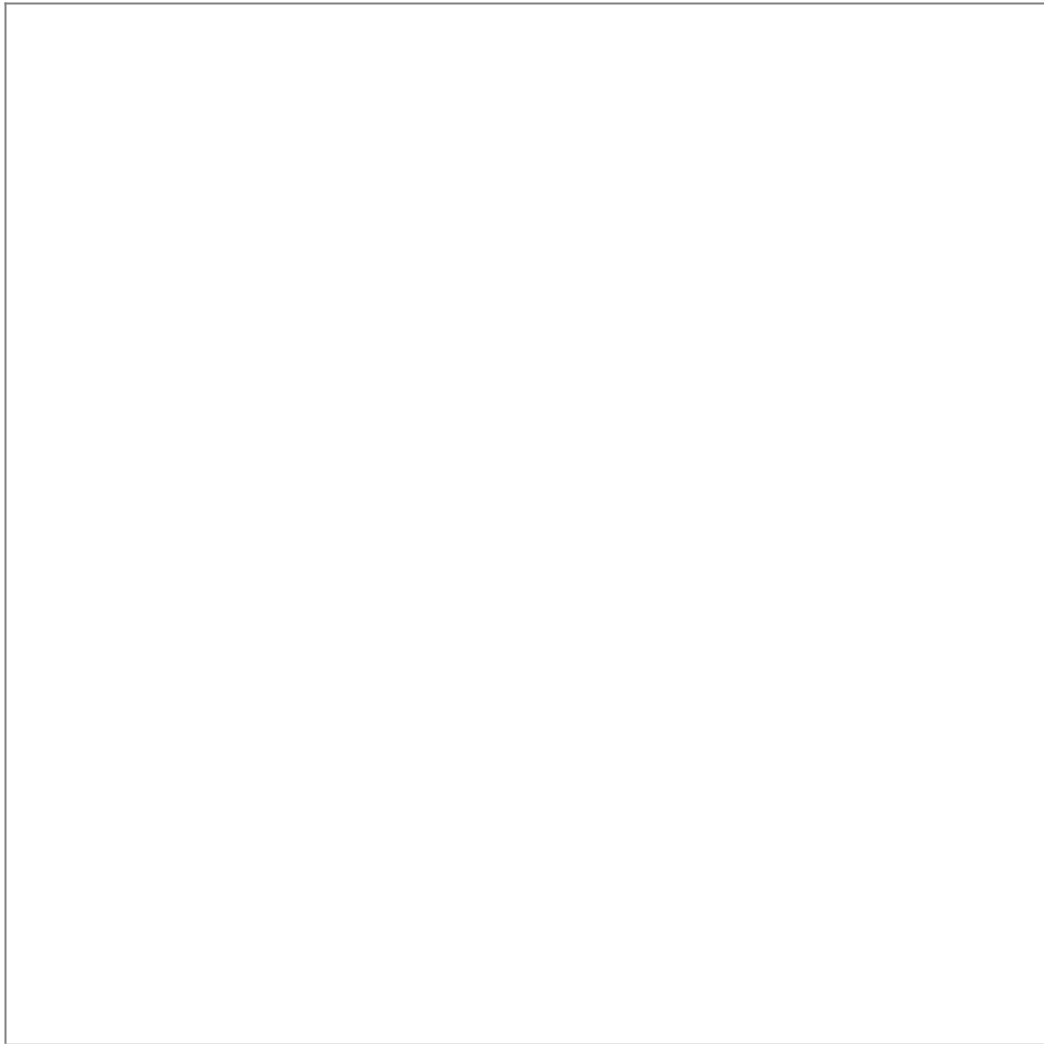
Tenure:

Freehold.

Services:

We are advised services are available subject to the necessary connection charges. Potential buyers should make their own enquiries regarding the costs involved.



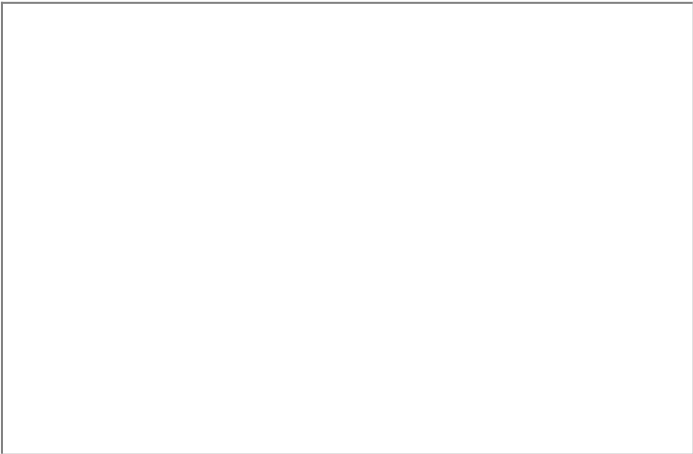
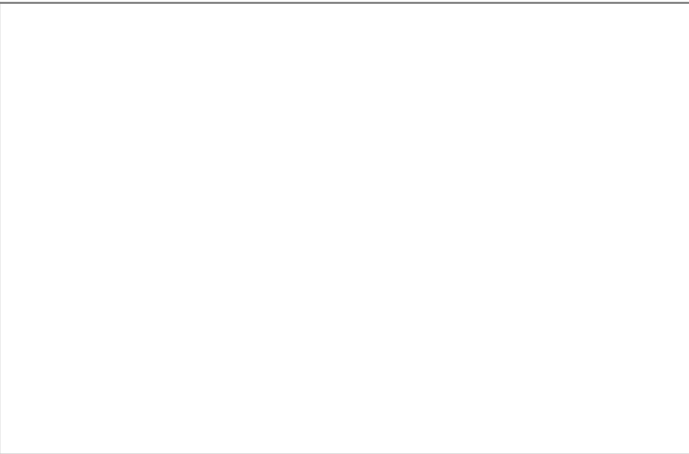
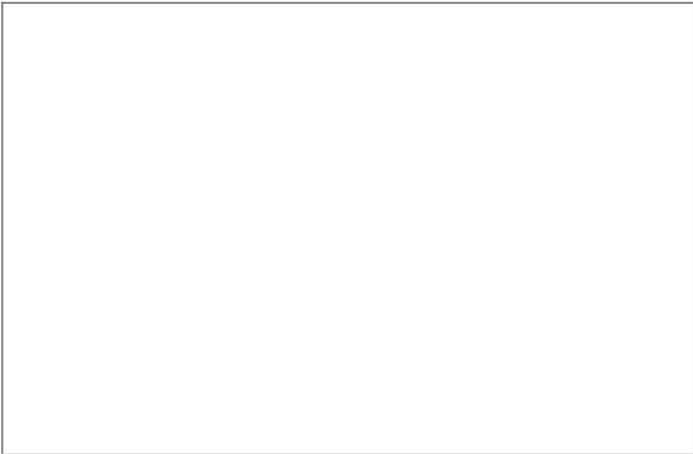


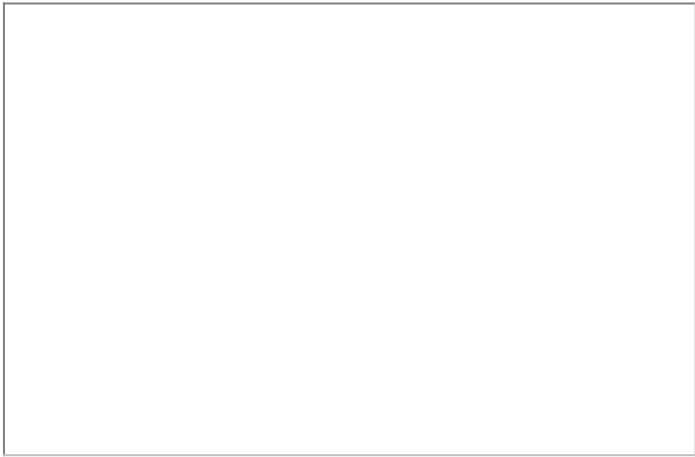
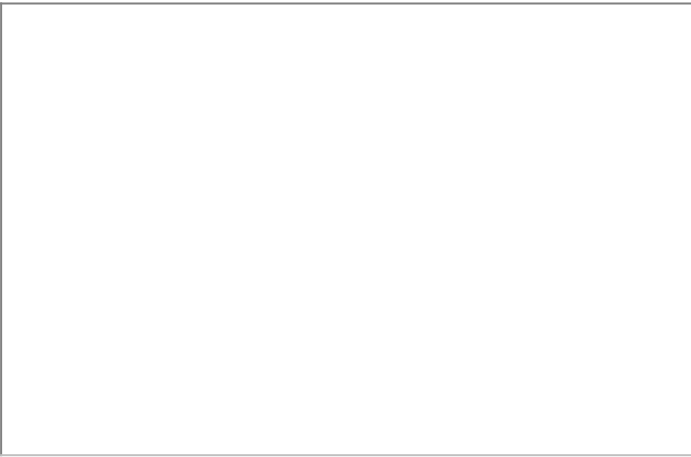
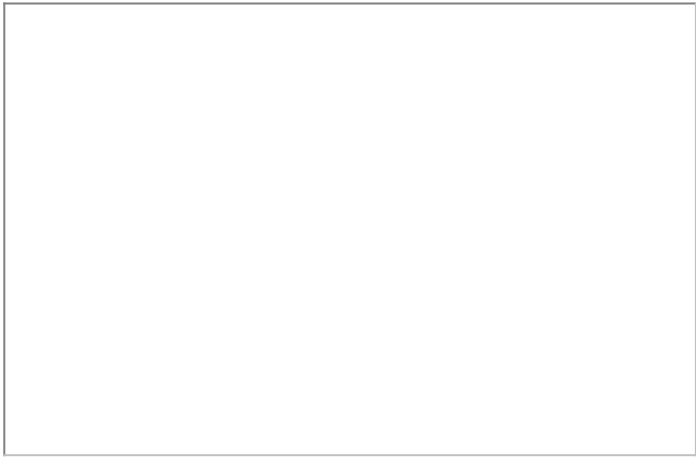
Directions:

From our Ammanford office proceed to the traffic lights bearing right onto Wind Street. At the roundabout take the first exit and straight ahead on the next roundabout towards Tesco's. At the Tesco's roundabout take the first exit and turn right on the next roundabout and proceed onto Betws. Follow the road around onto Garnswllt. On reaching the sharp left hand bend in the village turn right onto Lon Y Felin and follow the road to the bottom whereby the land will be located straight ahead.

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