



Land - Building Plot (EPC Rating: ) Freehold

# AMMANFORD, SA18 2JL

Offers In The Region Of

# £200,000

# 5 Bedroom Land - Building Plot located in Ammanford

Thomas & Thomas Estate Agents are pleased to offer for sale a building plot with full planning permission granted in 2025 (Application No. PL/0879) for the development of two detached 5/6-bedroom homes with semi detached garages. The plot is situated in a sought-after area on Wernoleu Road, offering countryside views, approximately 1.5 miles from Ammanford Town Centre. The town provides a variety of amenities, including shops, leisure facilities and excellent transport links, and is conveniently located just 6 miles from the M4 Motorway (Junction 49). The plot measures approximately 580 square metres, with foundations already laid to structural slab level for both dwellings and their respective garages. Sewerage drainage is already in place, with water, gas and electricity connections readily available at the front of the site.

## Plot

### Measurements

Plot 1 - 20m depth x 14m width

Plot 2 - 21m depth x 15m width

Overall plot size of 580 sqm.

### Details

Large level building plot with full detailed planning consent (PL/0879).

Building control was paid and completed with Total Building Control in 2023, meaning the development complies with previous building regulations.

Building regulations paid, plots already poured to structural slab level and have been inspected for both houses and garages.

Pavement design paid and council highways approved.

SAP calculations completed and paid.

SAB approved and inspection fee pre-paid.

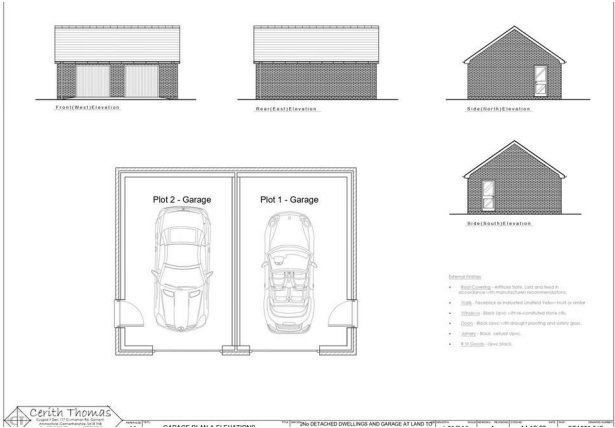
Section 106 legal fees paid.

### Services

Sewerage drainage pipe on site.

Water, gas and electric in front of plot.

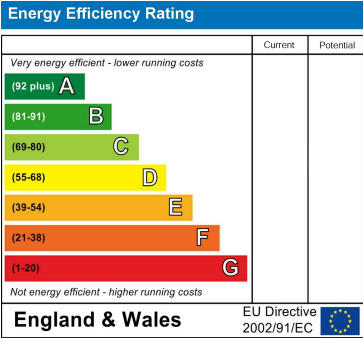




Council Tax Band

Exempt

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.