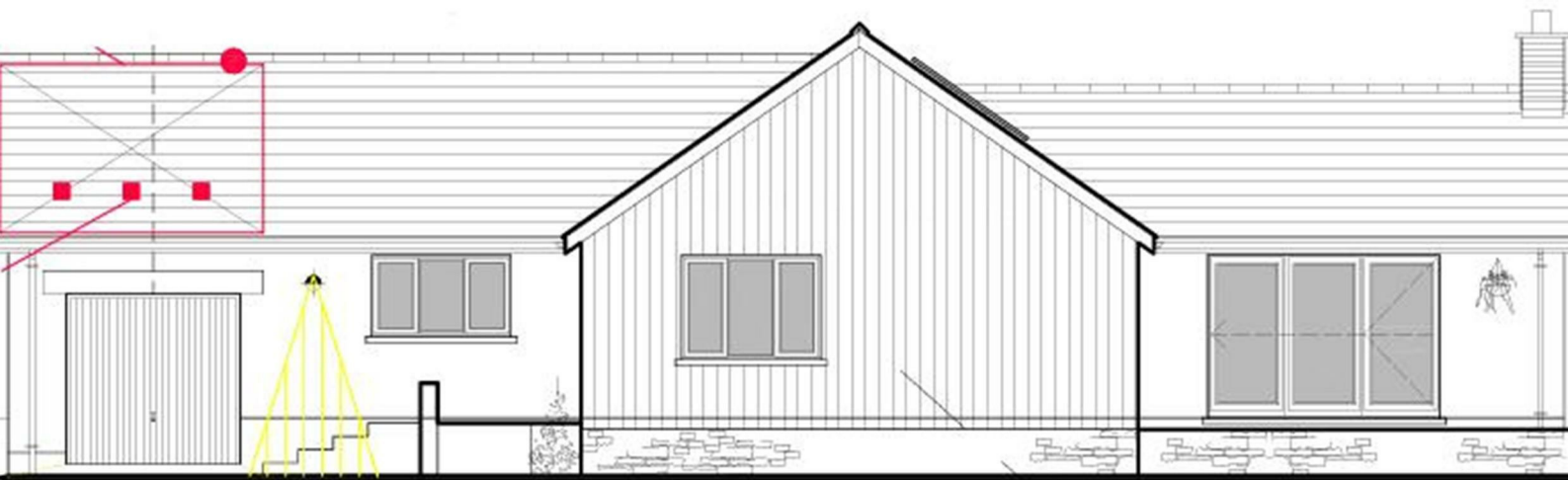




# Terry Thomas & Co

ESTATE AGENTS



## Berthllwyd Farm Llysonnen Road

Carmarthen, SA33 5EP



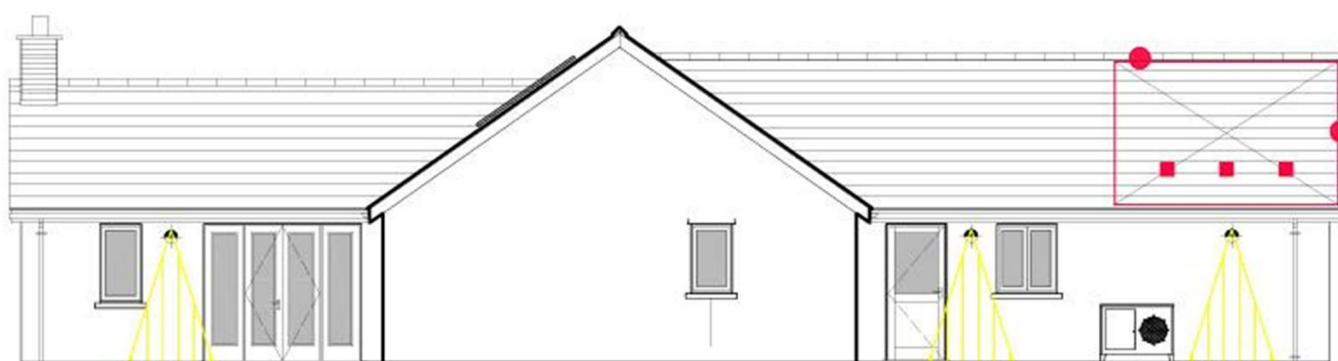
Offers in the region of £245,000

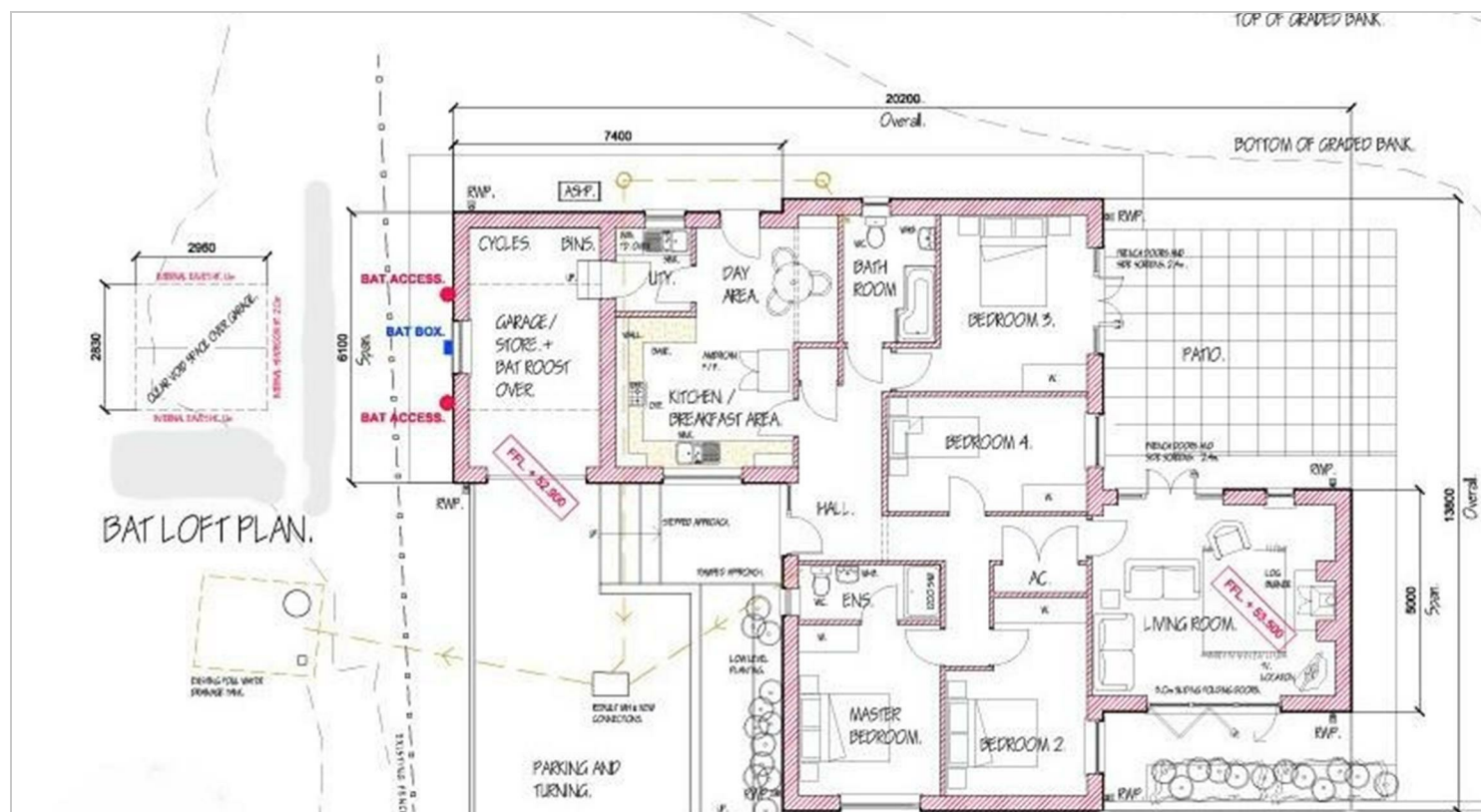
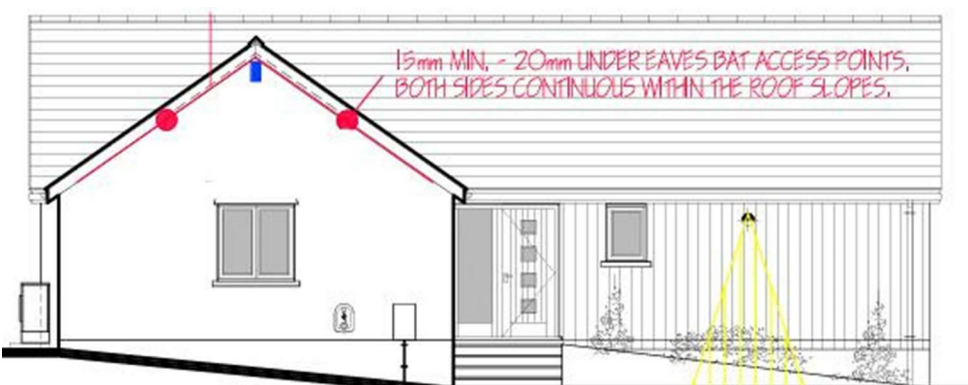
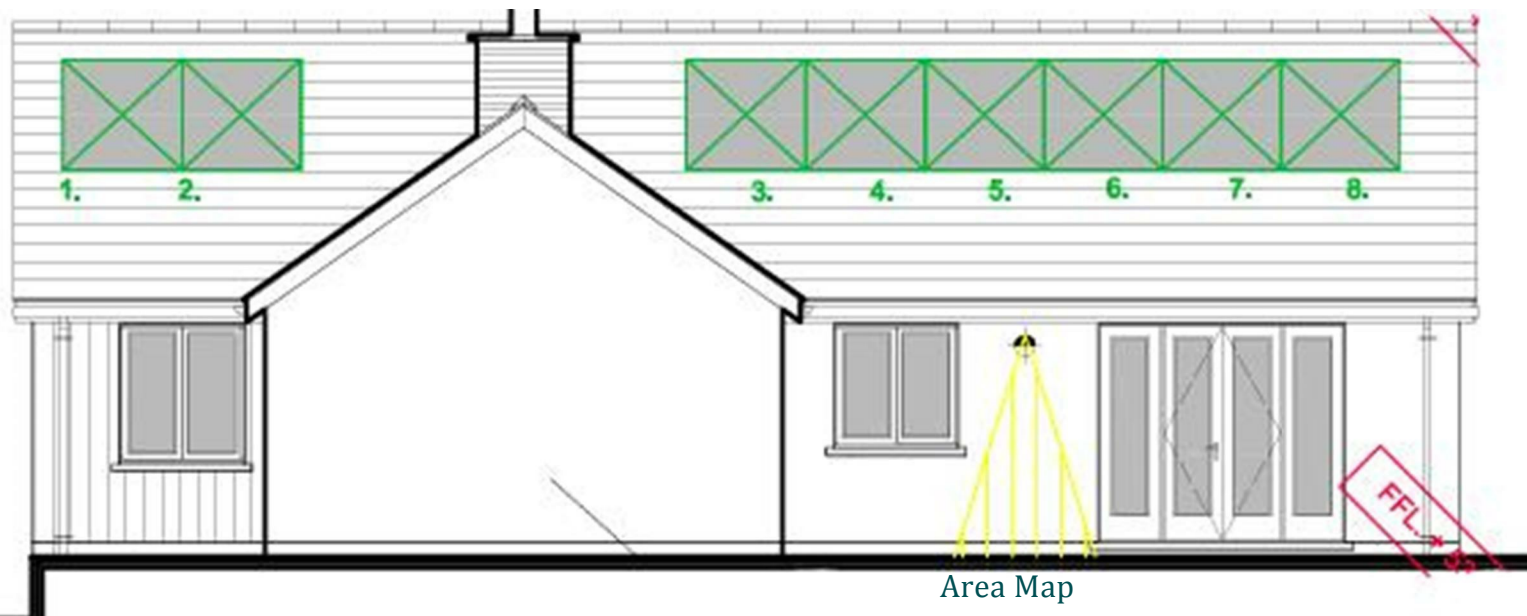
Nestled on Llysonnen Road in the picturesque town of Carmarthen, this exceptional building plot offers a unique opportunity for those looking to create their dream home. Spanning over approximately one acre of land, also featuring a charming stone barn, adding character and potential to the site.

The property has received planning permission (PL/09031) as of 1st April 2025, with plans for a 4 bedrooms with 1 en-suite, 2 reception rooms, 1 family bathroom, kitchen and integral garage replacement dwelling and external works. The property also affords a detached Stone Barn which has many diverse uses. This presents a fantastic chance to design a bespoke residence tailored to your preferences, all while enjoying the tranquillity of rural living.

Despite its serene setting, the plot is conveniently located just a five-minute drive from the A40 dual carriageway, ensuring easy access to transport links and nearby amenities. The surrounding area boasts stunning countryside views, making it an ideal location for those who appreciate nature and a peaceful lifestyle.

The potential for this property is vast, and it is a rare find in such a desirable location. Whether you are looking to invest in a new build or create a family home, this plot on Llysonnen Road is not to be missed.





These particulars, whilst believed to be accurate 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.