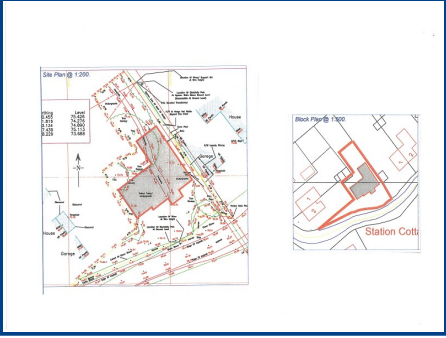
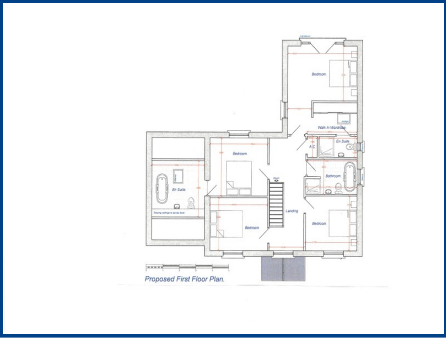
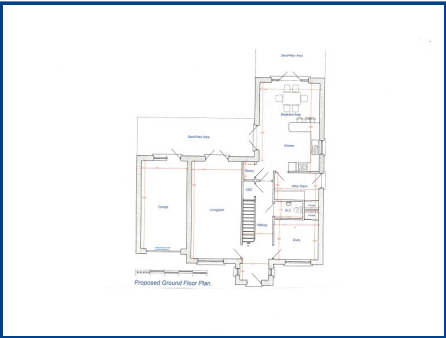




Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers  
12 Offices Across South Wales

Rear of 2 Station Cottages  
Station Road  
Derwydd  
Ammanford  
Carmarthenshire.

Price **£79,950**



- Freehold Individual Building Plot With Detailed Planning Consent
- For a Detached Executive House & Garage
- Highly convenient to Llandeilo, Llandybie & Ammanford
- Planning Application number: E/35803
- A Development Opportunity Not To Be Missed
- Good Sized Plot
- Village Location
- Building Control Approval has been received

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

**Important notice**  
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**  
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

Conveniently situated building plot with full planning permission E/35803 for a detached two storey house and garage.

**Rear of 2 Station Cottages, Station Road, Derwydd, Ammanford,  
Carmarthenshire.**

**Property Description**

An excellent opportunity to purchase a good sized plot with detailed planning permission for a spacious family home comprising Hall, Study, Cloakroom, Utility Room, Kitchen/Breakfast Room, Lounge and Cloakroom on the ground floor and 4 bedrooms, ensuite and family bathroom at first floor. Externally garden and garage. The accommodation offers comfortable proportioned rooms including patio doors from both the kitchen/breakfast room and lounge with a juliette balcony from the master bedroom.

Situated in a popular location between Llandeilo and Ammanford towns which offer a wide and varied range of amenities to include, shops, offices and schools. Llandybie is within 2 miles with primary school and local amenities and the M4 Motorway junction at Pont Abraham is within easy commuting distance and gives good road links to the rest of the country.

The area is a well known tourist destination with popular attractions of Dinefwr, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales are all within a short drive away.

PLANS ARE AVAILABLE AT OUR LLANDEILO OFFICE FOR INSPECTION. Building Control Approval has been received and the development is deemed to have commenced for planning purposes.  
CTFDL

**Agents Note**

Please note that the vendor of this property is related to an employee of Clee Tompkinson & Francis.

**Services**

Available nearby for connection.

**Local Authority**

Carmarthenshire County Council, 3 Spilman St, Carmarthen. Tel: 01267 234567

**Viewing**

By appointment with selling agents on 01558 823601

**Services**

Nearby for connection.

**Tenure**

Freehold

**Directions**

Leave Llandeilo south heading for Ammanford. After 4 miles enter Derwydd and turn right down Station road. The plot is located on the right just before the right hand bend.

**Rear of 2 Station Cottages, Station Road, Derwydd, Ammanford,  
Carmarthenshire.**