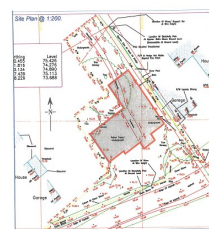
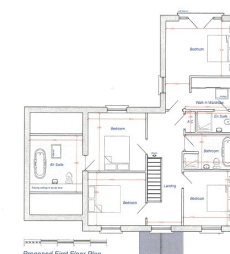


**Rear of 2 Station Cottages  
Station Road  
Derwydd  
Ammanford  
Carmarthenshire.**

**Price £74,950**



- 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
- Opportunity for a self- build or development project
- Good Sized Plot
- Village Location with countryside surroundings
- Building Control Approval has been received

## General Description

A rare opportunity to acquire a well positioned building plot located in a desirable semi-rural setting. Approved for a detached two storey residence with adjoining garage, this plot offers the chance to create a bespoke family home in an attractive village location with a peaceful semi rural outlook.

## 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.

The plot is conveniently located within the village of Derwydd, providing a peaceful countryside environment while remaining within easy reach of nearby towns and transport links. The setting offers an attractive balance of rural living with accessibility.

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

### Council Tax

Not Specified

### 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.

### 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 mis-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](mailto:surveys@ctf-uk.com).