

**Llangadog  
Carmarthenshire.**

Price **£69,995**



- Rarely Available Building Plot
- Central Village Location
- Outline Planning For One Dwelling
- Mains Services Available Nearby



**General Description**

Outline planning permission was granted by Carmarthenshire County Council for the demolition of the existing corrugated steel buildings and construction of one dwelling on the site under reference number E/37811 and dated 11th April 2019.

## Llangadog, Carmarthenshire.

### Property Description

Outline planning permission was granted by Carmarthenshire County Council for the demolition of the existing corrugated steel buildings and construction of one dwelling on the site under reference number E/37811 and dated 11th April 2019. A copy of the decision notice together with plans etc are available through the selling agents.

The plot lies close to the centre of the village of Llangadog which benefits from a small range of shops, public houses and places of worship together with a doctors surgery and primary school.

### Services

Main services are available nearby.

### Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567

### Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiation should be conducted. Please contact our Llandovery Office (01550) 720440.

### Tenure

We are informed that the tenure is Freehold.

### DIRECTIONS

From Llandovery take the A4069 road to Llangadog, after passing the primary school on the left hand side the plot will be found about 100 metres further on the left hand side also having a frontage to the Myddfai road.

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