

**Llangadog
Carmarthenshire.**

Price **£105,000**



- Building Plot/Barn Conversion
- Convenient Village Location
- Outline Permission to Construct One, Three Bed Dwelling
- Level Walking Distance To Village Amenities



General Description

Outline planning permission was granted by Carmarthenshire County Council for the demolition of the existing stone outbuilding and construction of one dwelling on the site under reference E/38886 and dated 3rd December 2019. CTFDL

Llangadog, Carmarthenshire.

Property Description

Outline planning permission was granted by Carmarthenshire County Council for the demolition of the existing stone outbuilding and construction of one dwelling on the site under reference E/38886 and dated 3rd December 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 doctors surgery and primary school. CTFDL

Services

Most mains 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 negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Agents Note

The land is currently held in possessory title. The vendors will take out an indemnity insurance prior to completion.

DIRECTIONS

From Llandovery, take the A4069 to Llangadog. After passing the primary school on the left hand side turn sharp left signposted towards Myddfai and the plot will be found about 100 metres up this road, on the left hand side with its 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.