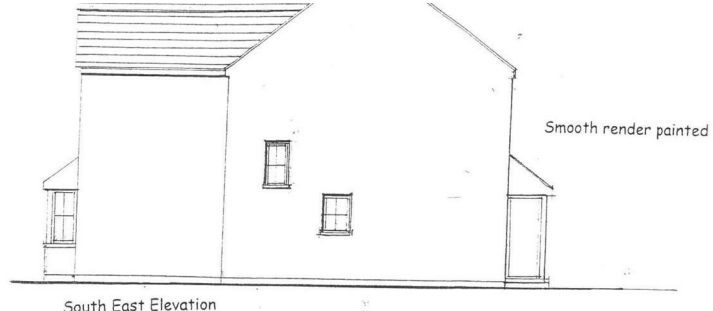
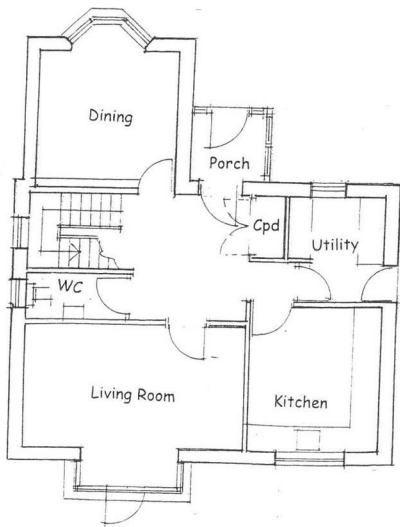




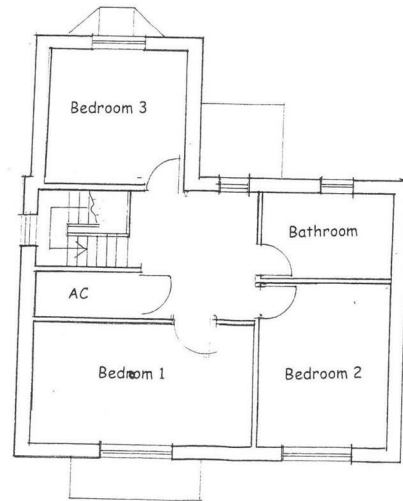
South West Elevation



South East Elevation



Ground Floor plan



First Floor Plan

Scale 1:100

TM Design (Cerne) Ltd

## Building Plots to the rear of Penybont Inn Llanglydwen, Whitland, SA34 OXP

**£90,000**

Two building plots situated in the rural village of Llanglydwen  
Planning permission granted for two detached 3 bedroom houses

Planning Reference: W/40531

No Commuted Sum payable

£90,000 for each plot

## Situation

Occupying a very pleasant rural setting on the edge of the small settlement of Llanglydwen which lies on the border of the counties of Pembrokeshire and Carmarthenshire in a very tranquil location that is convenient to all the major towns of the area. There is a good range of local services within easy reach and these include Primary Schools at Efailwen and Llanboidy together with convenience stores in Glandy Cross and Llanboidy. There are Comprehensive Schools at Whitland and Crymych and several towns lie within easy reach as does the superb scenery of the Pembrokeshire coastline and the rugged expanse of the Preseli Mountains which form an integral part of the Pembrokeshire Coast National Park.

## Directions

From our Narberth Office travel north on the A478 for some 6 miles or so and at Efailwen take the right at the fork in the road for the village of Llanglydwen. Follow this road into the village and the building plots will be seen directly to the rear of 'The Bont' Public House. For sale board erected on site.

## Description

Planning permission has been granted for two residential plots, which will include the following accommodation:

### GROUND FLOOR:

Porch, entrance hallway with built in cupboard

Living Room

Kitchen

Utility

Dining Room

### FIRST FLOOR:

Landing

3 Bedrooms

Bathroom

Airing Cupboard

## Services

Are situated nearby. It is understood that the mains water pipe is situated within the boundary of the building plots.

Tenure: Freehold with vacant possession upon completion

Planning Reference: W/40531. The planning permission is extant and work to complete the development can lawfully continue. (W/37011 - OUTLINE PLANNING REFERENCE AND W/36348 RESERVED MATTERS APPROVAL)

Local Authority: Carmarthenshire County Council

## General Remarks

An exciting opportunity to acquire two separate building plots being ideally suited to those looking to embark on a self build project.

# Land Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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