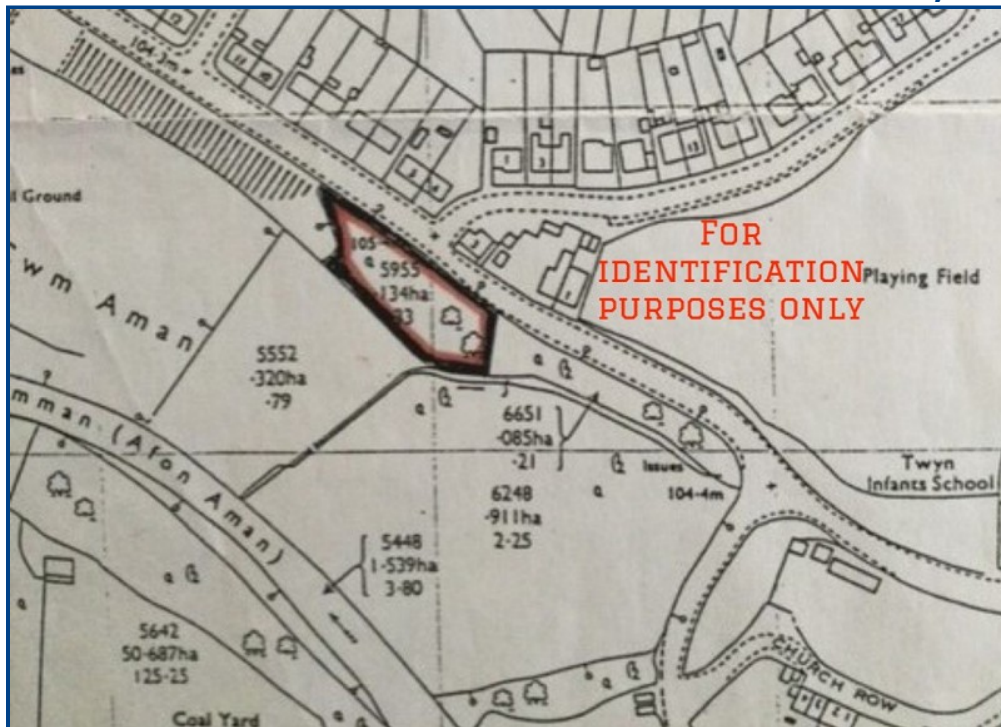


**Land on the South West of Folland Road  
Garnant  
Ammanford  
Carmarthenshire  
SA18 2BP.**

Price **£15,000**



- Amenity land

### General Description

Parcel of amenity land in the village of Garnant close to local amenities and approximately 5 miles from Ammanford town centre and further amenities.

## Folland Road, Garnant, Ammanford, Carmarthenshire.

### Property Description

Parcel of amenity land in the village of Garnant close to local amenities including shop, surgery, pharmacy, primary school, takeaways and approximately 4 miles from Ammanford town centre and its amenities including banking, high street shops, restaurants, public houses, secondary school, bus station, train station and is approximately 7 miles from Pontabraham junction for the M4.

and approximately 5 miles from Ammanford town centre and further amenities.

### Agents Note

The vendors have made us aware there is Wayleave over the land for National Grid Electricity Distribution Wayleave Services.

The land is currently over grown and inspection has been limited.

### Health & Safety

Given the potential hazards of rural property, we ask you to be as vigilant as possible for your own safety when making your inspection.

### Services

### Tenure

Freehold

### Council Tax

Not Specified

### 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).