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### **Plots at Graigina, Llanbydder, Carmarthenshire, SA40 9RP**

**Guide Price £140,000**

An exciting opportunity via 3 plots to be sold together with outline planning permission on the outskirts of & within easy walking distance of the Market Town of Llanbydder. Planning application number- W/35606

## Location



Conveniently located within walking distance from the Market Town of Llanybydder which provides a good range of everyday facilities and amenities including Primary School, Doctors Surgery, a popular bakery, off license shops etc. The property is only some 5 miles from the University and Market Town of Lampeter and is 17 miles North of Carmarthen which provides good access to the M4, along with rail transport and further services.

## Description



Exciting development opportunity - Buildings plots for 3 detached dwellings on the outskirts of the popular town of Llanybydder, ideal for investors, developers and so on.

## Planning

Carmarthenshire council planning application no - W/35606

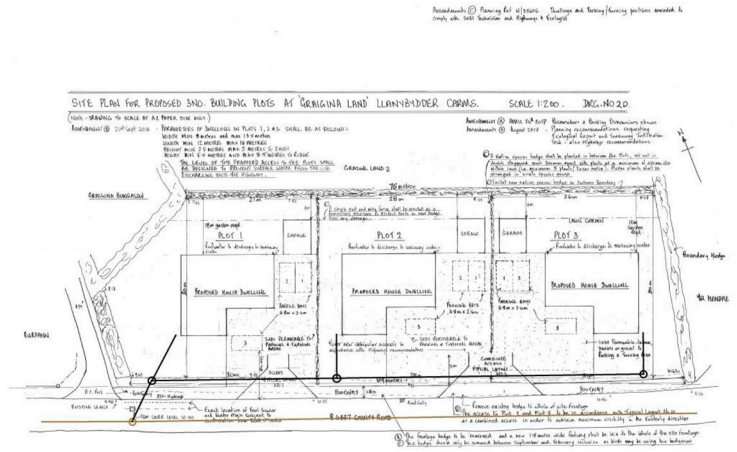
## Mode of Sale

For sale by private treaty.

## Services

We understand that there is mains water, electricity & drainage available nearby.

## Plans





## Site Location

### Please Note

The application is the subject of a legal agreement to secure financial contributions towards affordable housing, further details available on planning documents available by request.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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