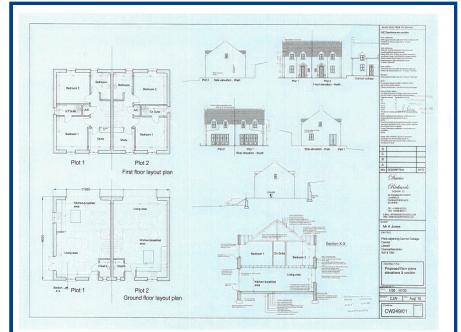


**Building Plot
Adj to Carmel Bach Cottage
Carmel
Llanelli
Carmarthenshire. SA14 7SG**

Price **£99,950**



- Spacious Plot
- Planning Permission
- Highly Convenient Location
- Village Location
- Scenic Views
- E/23496

General Description

Freehold building plot with planning E/23496 for 2 semi detached dwellings. The plot has fabulous views and is on the fringe of Carmel Village.

Property Description

Currently the plot has planning permission for 2 semi detached properties but enquiries made with Carmarthenshire County Council indicate that they would give favourably consideration for a 4 bedroom detached property.

Situated in the village of Carmel approximately 3 miles to the busy centre at Cross Hands with its retail park and is within easy motoring distance to the M4 Motorway junction at Pont Abraham giving access to the University city of Swansea and the rest of the country.

Plans and planning permission available from our Llandeilo office.

Services

Tenure

Freehold

Council Tax

Not Specified

Directions

From Llandeilo travel over the bridge into Ffaffach and at the traffic lights turn right onto the A476 road to Cross Hands. Proceed through Carmel and turn right after the sharp bend. Continue along this road the plot will be found on the left hand side.

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.