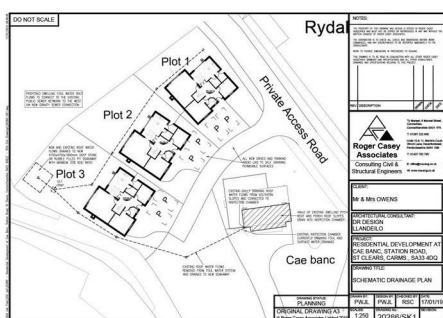


Terry Thomas & Co

ESTATE AGENTS



Front elevation



Rear elevation

Plot 3 Station Road St Clears, Carmarthen, SA33 4DQ

PLEASE NOTE: The Listed price is representative of each individual building plot.

This is a rare opportunity to purchase one of three plots of land, adjacent to Cai Banc, in the quiet village of St Clears. These pre approved 3/4 bed properties will feature elegant Cedar cladding accents and a traditional slate roof covering, complimented by grey UPVC window and door units. Each property has capitalised on extensive rear views over the surrounding rolling countryside through an array of large rear facing windows.

Offers in the region of £110,000

Plot 3 Station Road

St Clears, Carmarthen, SA33 4DQ



Planning Permission

Carmarthenshire county council reference number W/38206. The planning approval can be viewed online at <https://www.carmarthenshire.gov.wales/home/council-services/planning/> and searching through the reference number

Local Authority

Carmarthenshire County Council, County Hall, Carmarthen.

Services

We have been advised that all mains services and sewerage will be connected to each plot

Viewing

Call on site at any reasonable time.

Rooms

Entrance Hall

En Suite

Study

Guest Bedroom

Pantry

Utility

Kitchen

Living/Dining Room

First Floor

Landing

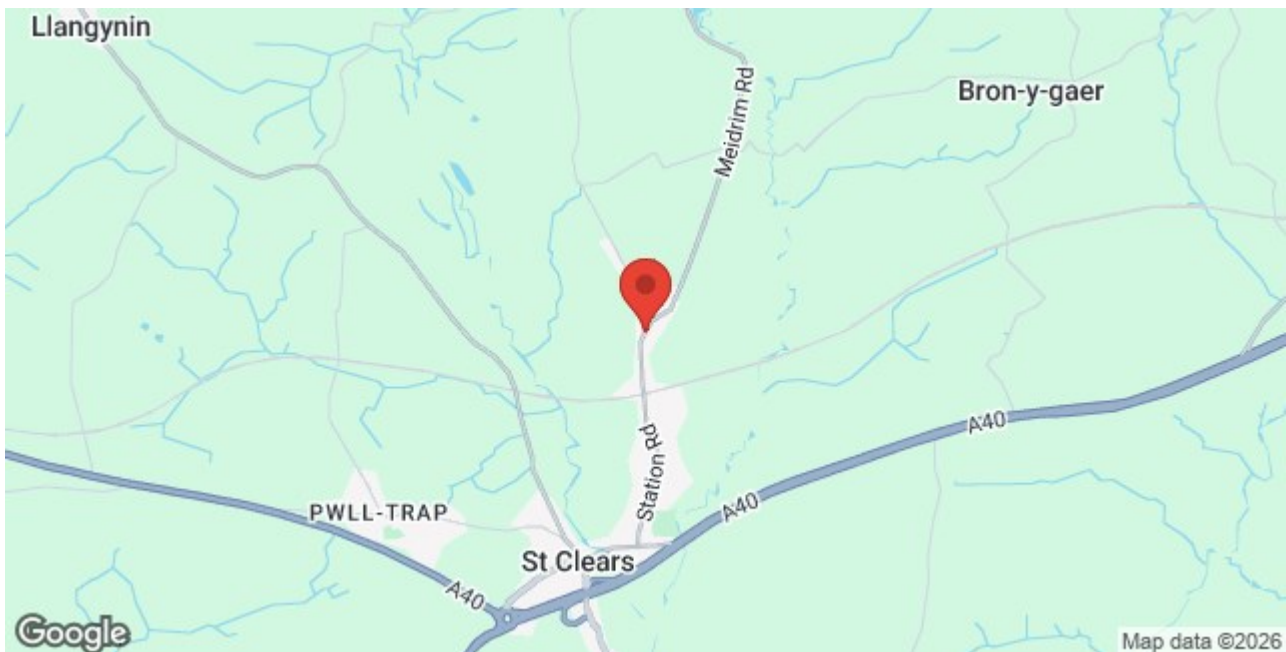
Master Bedroom

Dressing Area

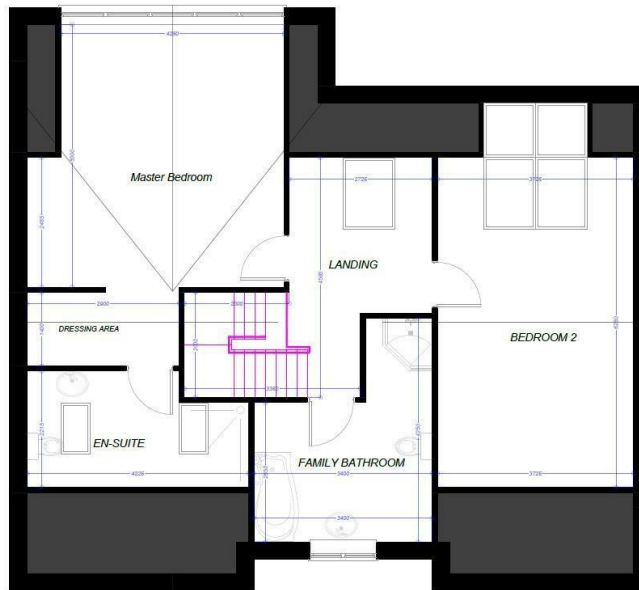
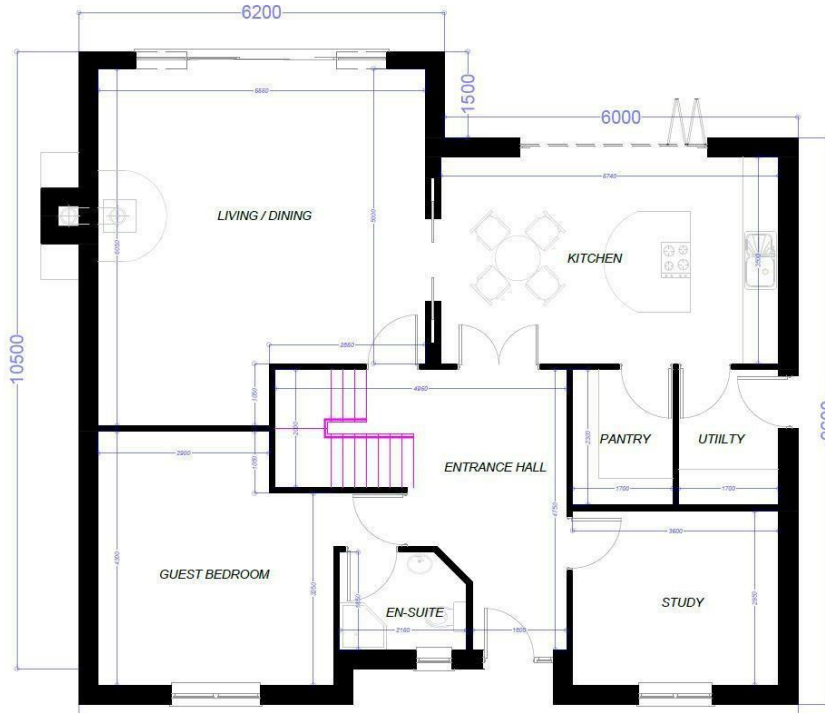
En Suite

Family Bathroom

Bedroom 2



Floor Plan



FIRST FLOOR LAYOUT

Type: Land - Building Plot
Tenure: Freehold

Services: All services to be connected. Mains gas to be connected proceeding completion of build.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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

Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG
 Tel: 01267 235330 Email: sales@terrythomas.co.uk <https://www.terrythomas.co.uk>

Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Proposed
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

