



### Plot at, Trevor Villa Lloyd Street, Ammanford, SA18 3BY

- Level building plot
- Stunning architectural design
- Town centre location
- Planning permission for 3 bed house
- Drainage and mains water connected
- Planning application no. E/29257 (Carmarthenshire County Council)

### Offers In The Region Of £100,000



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

VIEWING: By appointment only via the Agents.  
TENURE: Freehold  
SERVICES: We have not checked or tested any of the services at the property.  
We have been informed that the plot is connected to mains water and drainage.  
HEATING: N/A  
COUNCIL TAX BAND: N/A  
We would respectfully ask you to call our office before you view this property.

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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**The Agent that goes the Extra Mile**



A level building plot with full planning permission for a stunning three bedroom/two bathroom detached residential dwelling in Ammanford town centre. Lloyd Street is pedestrianised and traffic is limited to access only. The planning application no. is E/29257 with additional planning documents and drawings on the Carmarthenshire Planning Portal. The design provides for off-street parking for 2 cars. We have been informed that the plot has been connected to the public sewer and benefits from a main water supply.



#### DIRECTIONS

Lloyd Street is a side street connecting Quay St and Baptist Lane. The plot is located next to the Gospel Hall. What 3 Words: palaces. soils. divorcing

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