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.

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

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Land at, Tan Y Lan, Llandybie, Ammanford, Carmarthenshire, SA18 2TJ

- **Woodland extending to approx 5.18 acres**
- **Potential split for gardens (STPC)**
- **What 3 Words Ringers.Clouding.Given**
- **End of Cul de Sac**
- **Freehold**

Offers In Excess Of £25,000

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The Agent that goes the Extra Mile













Well positioned woodland/land extending to approximately 5.18 acres at Tan Y Lan, Llandybie this unique piece of land offers a wonderful opportunity for those seeking a woodland area. The property is situated in a peaceful cul-de-sac, with land backing onto residential properties, which could be split as potential gardens. subject to planning. The land has recently had some clearance work. Viewer need to be careful if walking the land and do so at their own risk.

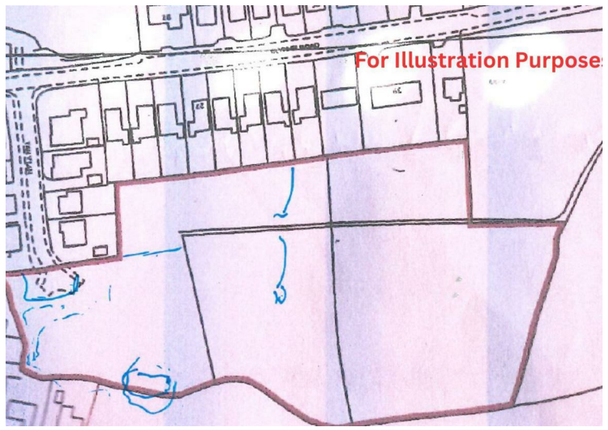
Subject to Overage agreement. An overage agreement will be on the land with regard to any residential planning for a period of 25 years and a 50% payment on the increase in value.

What 3 Words Ringers.Clouding.Given











DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.