



**Building Plot and pasture paddock Bryncethin Road, Garnant,
Ammanford SA18 1VS**
Offers In The Region Of £150,000

- Choice potential smallholding of 5 acres
- Fantastic views towards Black Mountain
- The road frontage is included with the residential limits of the emerging development plan

Building Plot and pasture paddock Bryncethin Road, Garnant SA18 1YS

An excellent opportunity arises to acquire a building plot (subject to the new development plan) together with 5 acres or thereabouts set in fabulous location on the fringe of village commanding wonderful views over the Amman Valley towards the Black Mountain. The land has frontage to the county road and is well fenced being mainly level and laid to pasture.

A unique opportunity, book a viewing today.



Council Tax Band: Exempt



POTENTIAL PLOT

The land is included in the emerging new development plan which should be finalised by Spring 2025. Potential purchasers should make enquiries to Carmarthenshire County Council

LAND

Extends to 5 acres or thereabouts of pasture land arranged in one paddock.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

OUT OF HOURS CONTACT

Contact Jonathan: 07989 296 883

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

WEBSITE

View all our properties on:
www.morgancarpenter.co.uk & www.zoopla.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

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

