



Pontamman Road, Ammanford, SA18 2JD

£440,000



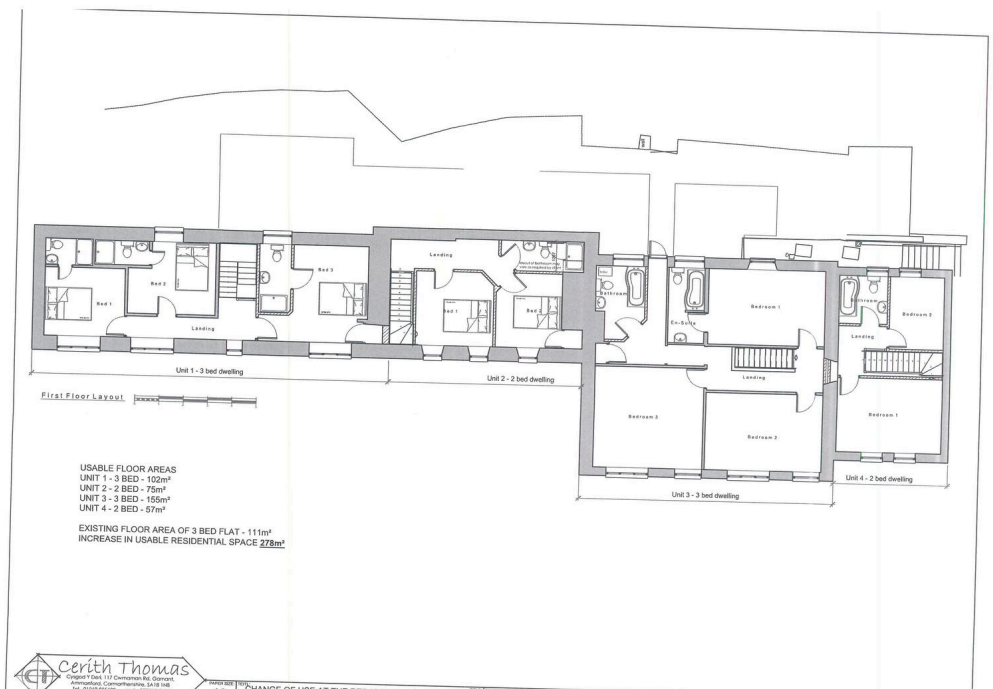
Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Pontamman Road, Ammanford, SA18 2JD

AN IDEAL INVESTMENT OPPORTUNITY.

Full planning permission has been granted for change of use from The Red Kite Inn to four residential dwellings, planning reference PL/07890. The properties comprises two 3 bedroom houses and two 2 bedroom houses approved on 2/10/2024. The affordable housing contribution has already been paid by the seller. The development is situated in a sought after location on the outskirts of Ammanford town centre which offers good shopping and leisure facilities. Primary and secondary schools are also located in the town. Access to the M4 motorway is via junction 49 at Pont Abraham.



Planning Permission:

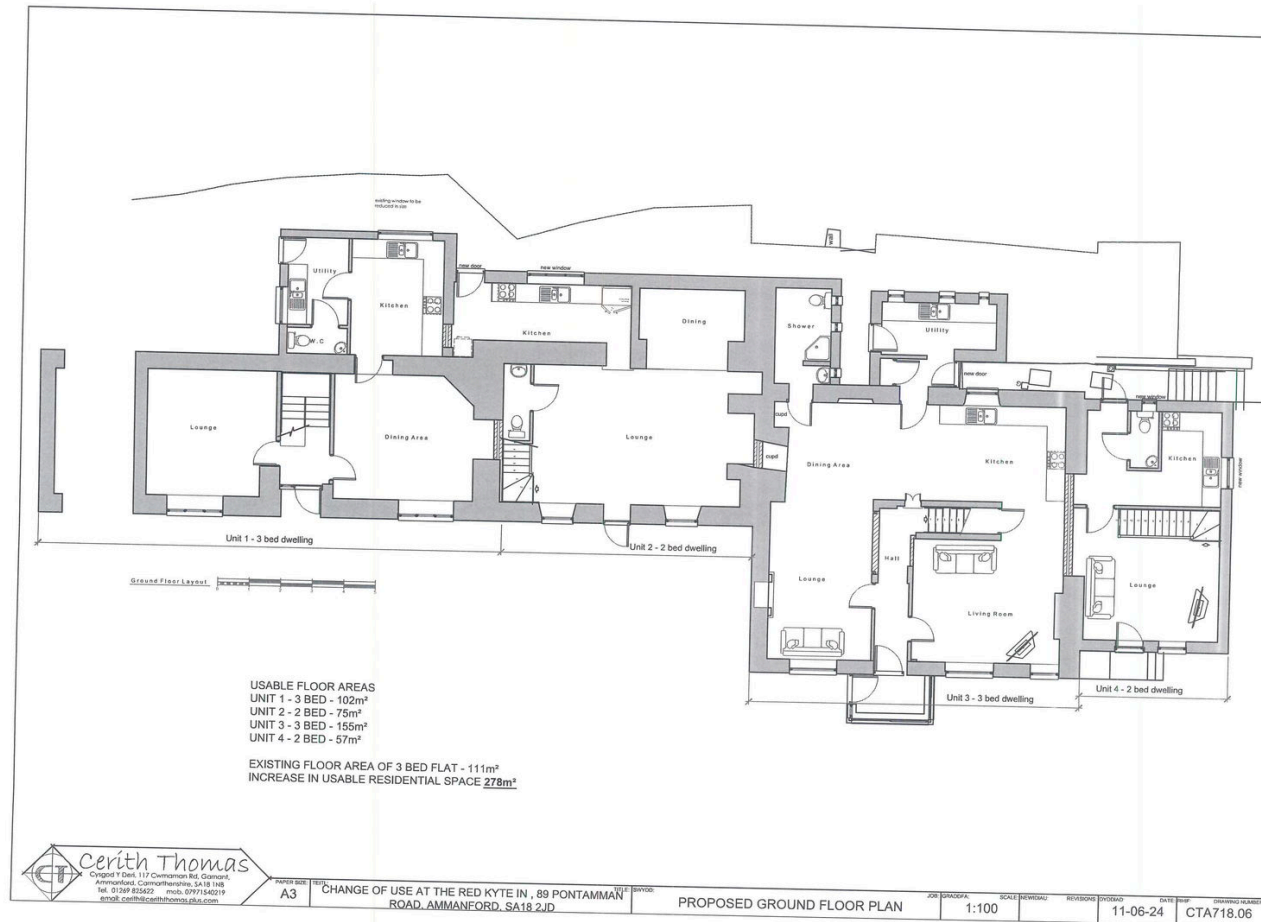
Full planning permission has been granted for change of use from The Red Kite Inn to four residential dwellings, planning reference PL/ 07890, however the premises still holds a licence to trade as a Public House. The properties comprises two 3 bedroom houses and two 2 bedroom houses approved on 2/10/2024. The affordable housing contribution has already been paid by the seller.

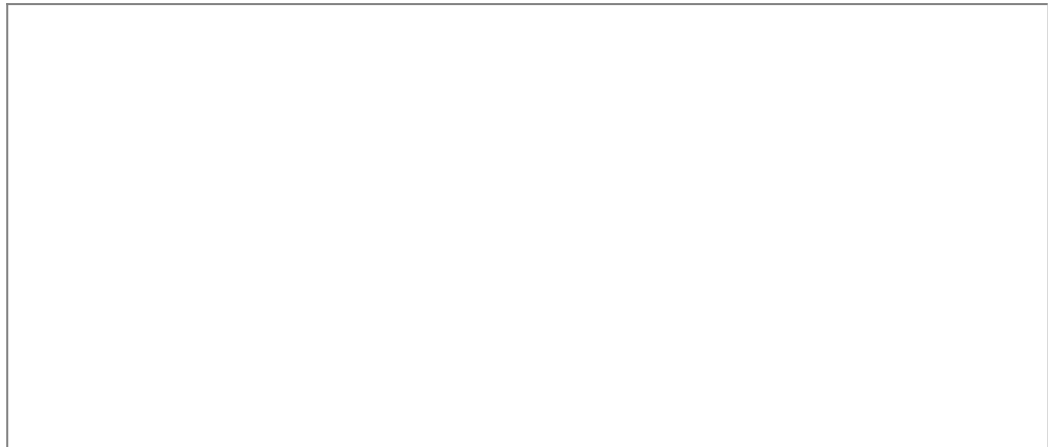
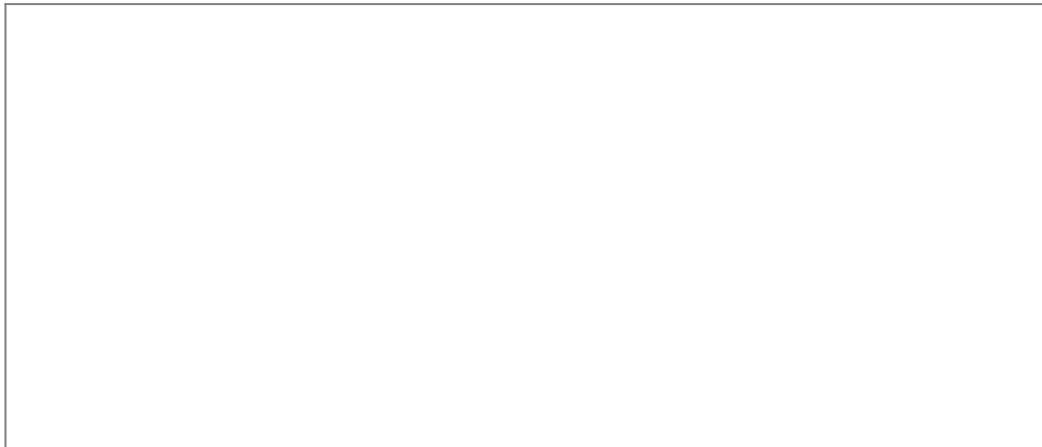
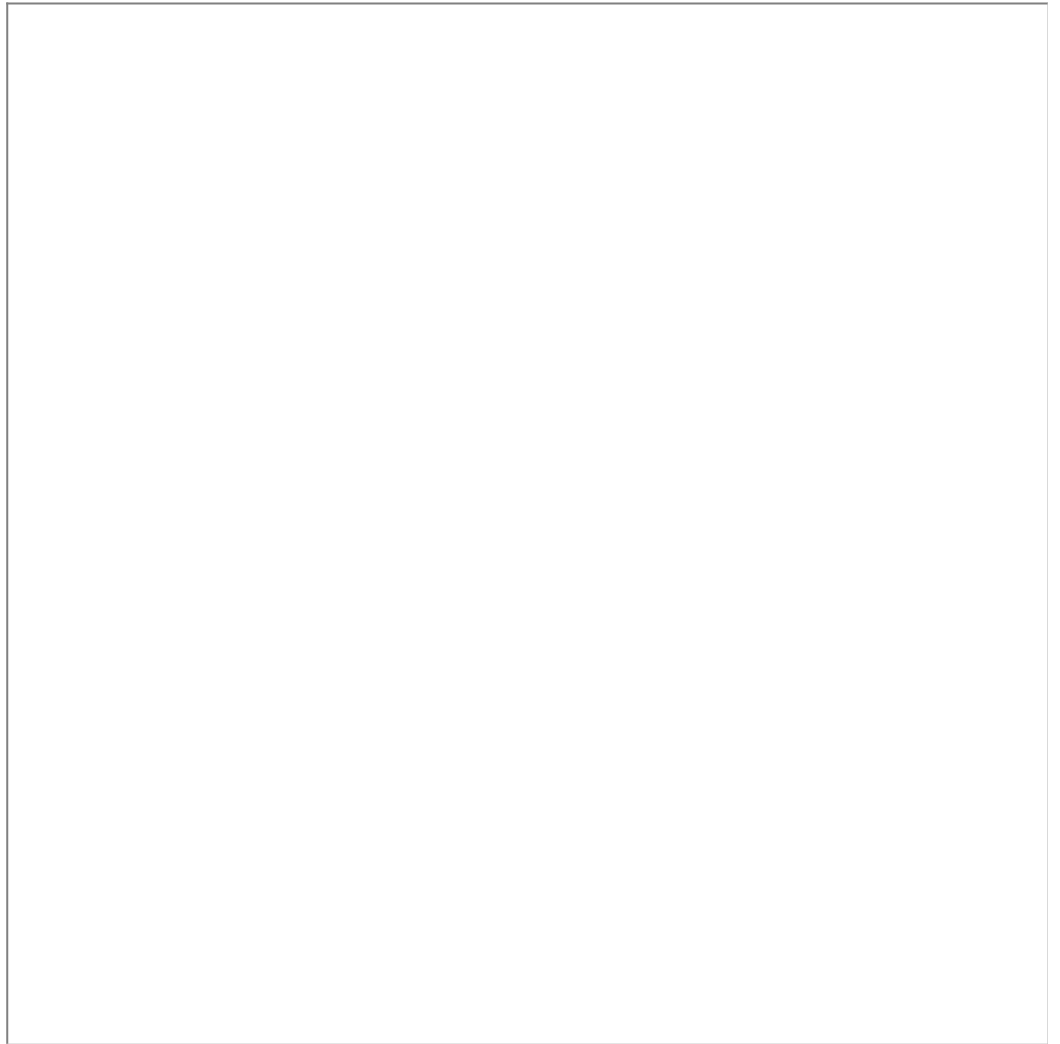
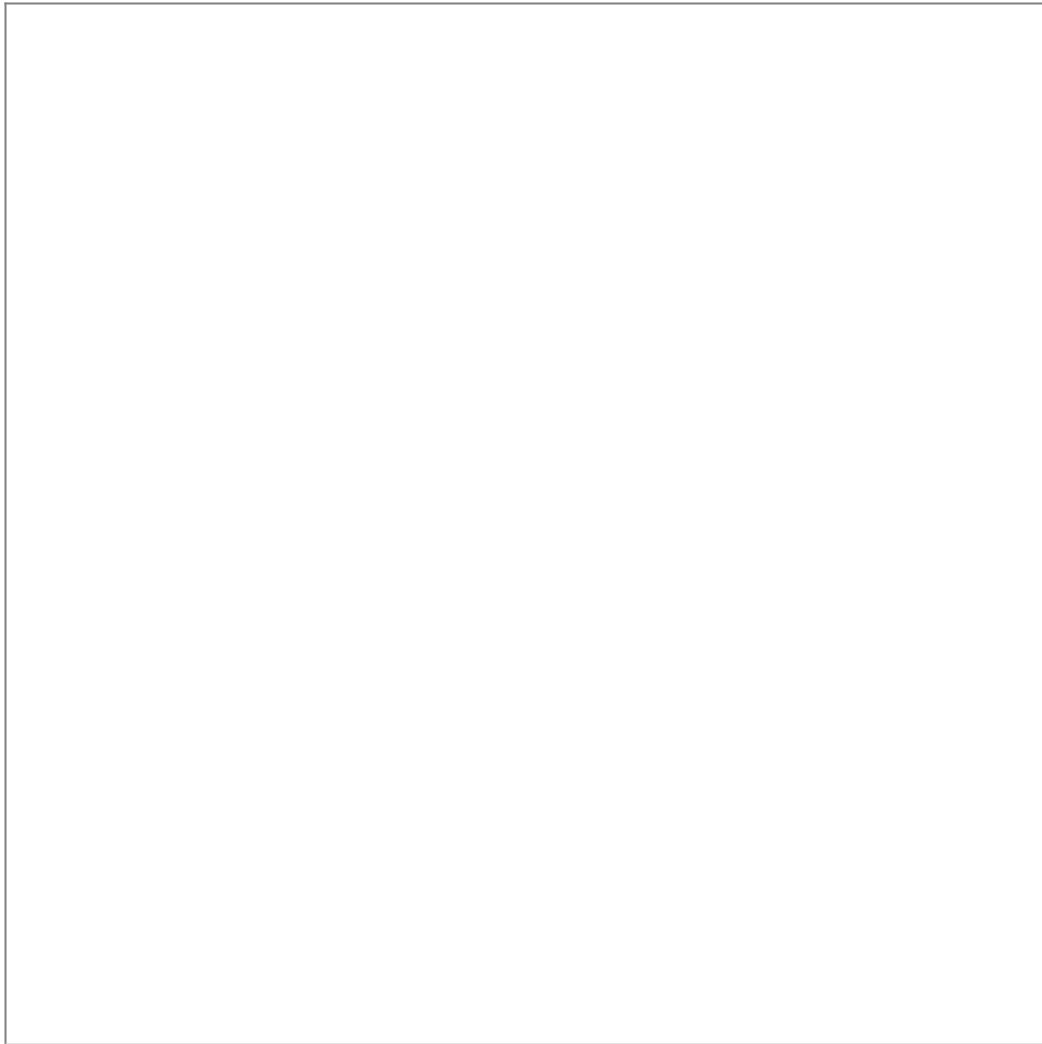
Services:

All services are currently connected.

Tenure:

Freehold.





Broadband/Mobile Phone Coverage:

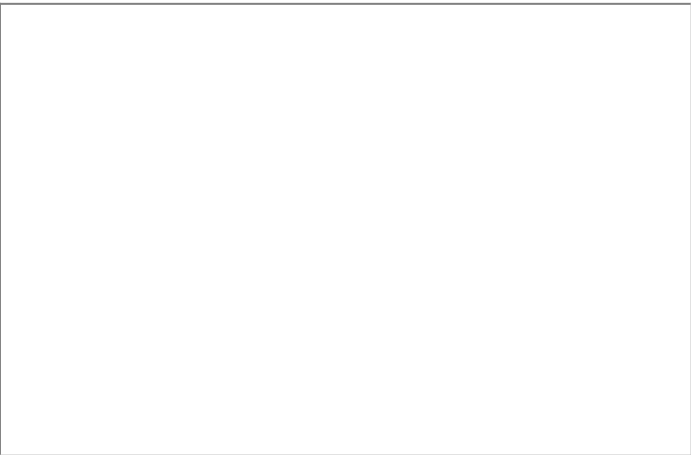
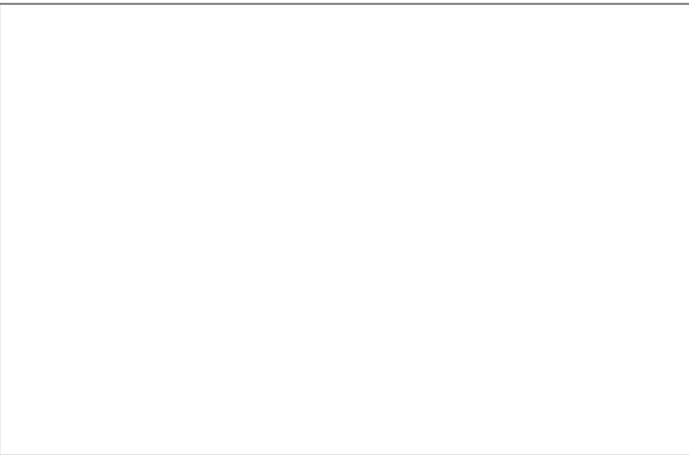
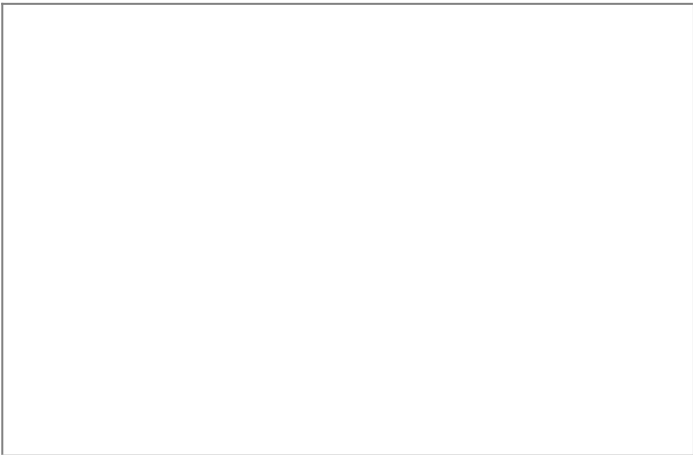
There is superfast broadband and mobile phone coverage in the area.

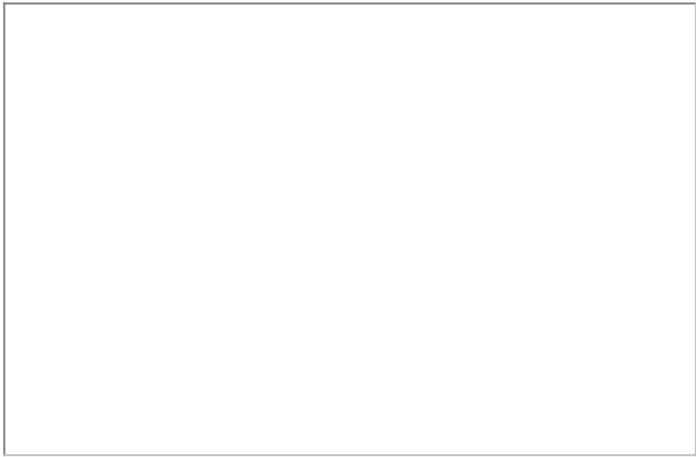
Directions:

From our office in Ammanford proceed to the traffic lights and bear left onto High Street. Proceed to the next junction in Pontamman and turn left. Proceed on Pontamman road until reaching the Red Kite Inn which will be located on the right hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128