

**Llansadwrn  
Llanwrda  
Carmarthenshire.**

**Price £135,000**



- Rarely Available Building Plot
- Detailed Planning Consent For A 2/3 Bedroom Dormer Bungalow
- Services Fully Available Nearby
- Beautiful Location With Fine Views
- Located On The Periphery Of The Hamlet Of Llansadwrn



**General Description**

A great opportunity to acquire a single building plot in a beautiful location within the hamlet of Llansadwrn with wonderful views over the surrounding countryside. The plot has detailed Planning Consent for a 2/3 bedroom dormer bungalow under Planning Reference PL/08564 dated November 2024.

## Llansadwrn, Llanwrda, Carmarthenshire.

### Property Description

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The plans comprise an open plan living room and kitchen dining area, laundry room and additional reception room with shower room which could easily be used as a third/ downstairs bedroom. To the first floor are 2 bedrooms, one being en-suite and a bathroom.

The village of Llansadwrn has a public house and church with the larger village of Llangadog located approximately 3 miles away and has a junior school, mini market, butchers, post office/newsagent, public houses, restaurants, community hall and doctors surgery. The market town of Llandovery offers good shopping and recreational facilities with a variety of shops, library, post office, swimming pool, local authority junior school with Llandovery College in the private sector. There is also a cottage hospital and doctor's surgery. Also the popular town of Llandeilo lies 6 miles away to the west and also has a wide range of facilities and amenities with a wide variety of shops, sporting organisations, doctors surgery and most other outlets for day to day living. The town also benefits from Primary schools and Secondary school.

### Agents Note

All details and plans are available with the selling agent.

An Affordable Housing Contribution of £7,549.70 is to be paid to Carmarthenshire County Council upon the beneficial occupation of the dwelling-house and £7,549.70 shall be paid upon the disposition of the dwelling.

### Services

No services are currently connected, however, services are available nearby. Details of these are with the selling agents.

### Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

### Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

### Broadband and Mobile phone

Fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

### Services

### Tenure

Freehold

### Council Tax

Not Specified

### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

### Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.