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GERALD R.
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- **FREEHOLD INDIVIDUAL RESIDENTIAL BUILDING PLOT - PERMISSION PENDING.**
- **CENTRE OF BANCYFELIN.**
- **PLOT DIMENSIONS: - FRONTAGE APPROX. 11 METRES. DEPTH APPROX. 22.5 METRES.**
- **MAINS SERVICES AVAILABLE.**
- **FULL PLANNING PERMISSION FOR THE SITING OF A 3 BEDROOMED DETACHED HOUSE - PENDING.**
- **CLOSE TO PRIMARY SCHOOL, PUBLIC HOUSE AND PRIVATE HOSPITAL.**
- **MIDWAY CARMARTHEN AND ST. CLEARS.**
- **JUST OFF A40 DUAL CARRIAGEWAY.**

**Building Plot adjoining The Fox & Hounds PH,
High Street, Bancyfelin,
Carmarthen SA33 5ND**

£95,000 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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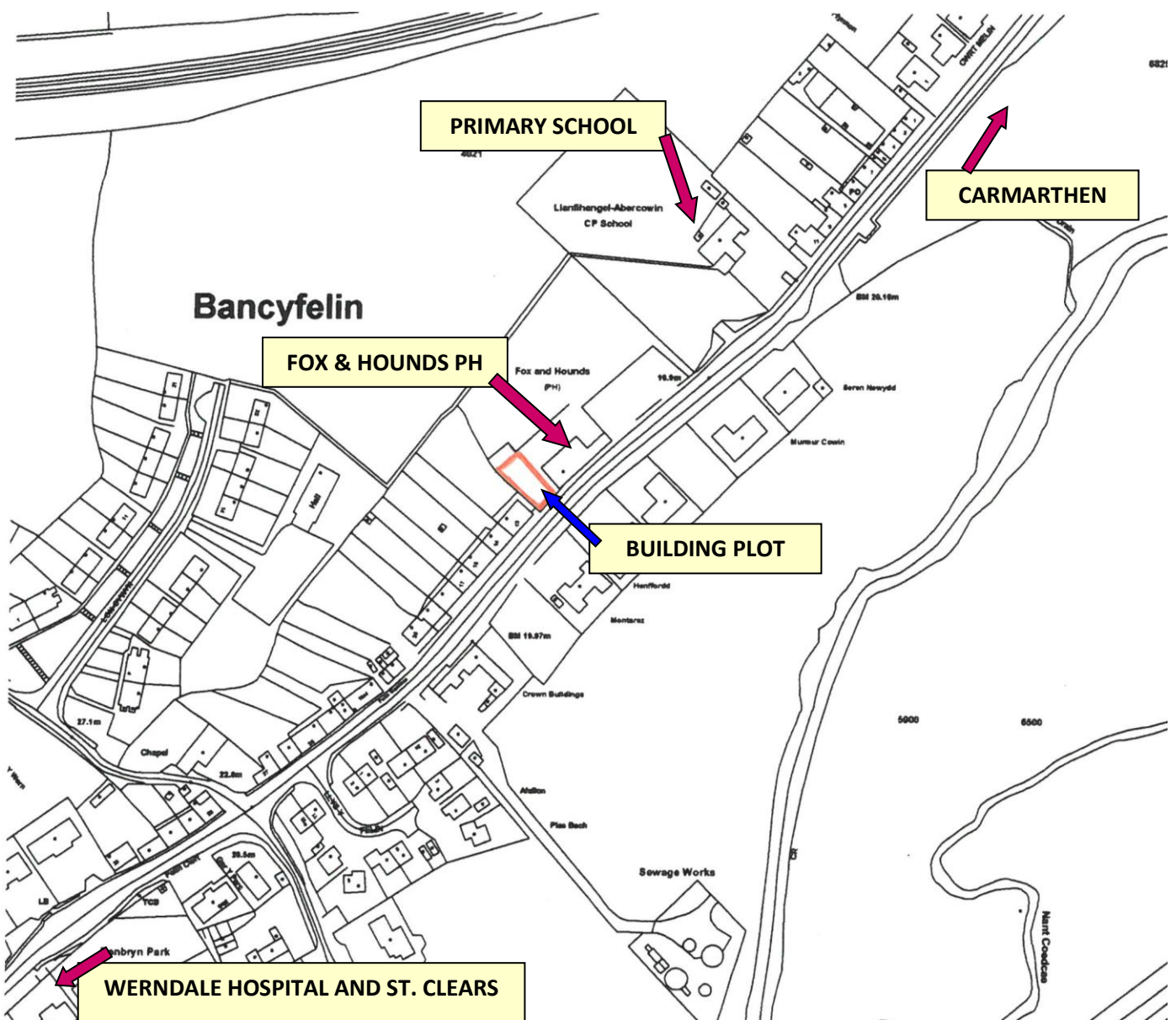
The Property
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

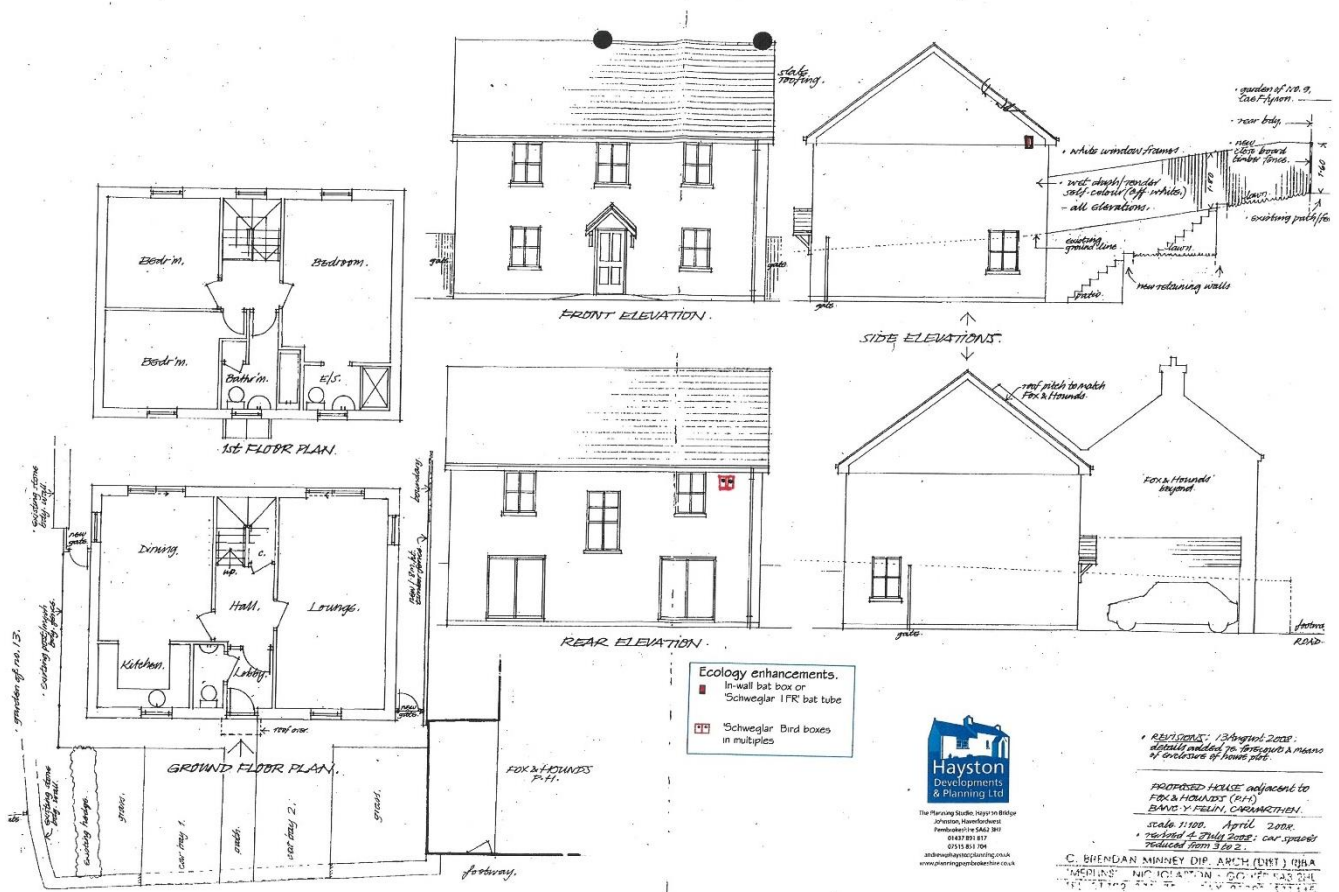
A **FREEHOLD INDIVIDUAL BUILDING PLOT** (*Full Planning Permission pending*) situated adjacent to the Fox & Hounds Public House within a level walk of the local shop, Primary School and 'Werndale' Private Hospital at the popular village community of Bancyfelin which in turn is located just off the A40 dual carriageway midway the County and Market town of Carmarthen and town of St. Clears that are some 5.5 and 4.5 miles distant respectively. The plot enjoying ease of access to the ancient township of Laugharne, the extensive sandy beach at Pendine and the beautiful varied West Wales coastline.

SITE DIMENSIONS: - FRONTAGE - 11 METRES. AVERAGE WIDTH - 12 METRES. DEPTH - 22.5 METRES.

PLANNING PERMISSION: - Full Planning Permission was originally granted for the siting of one dwelling in August of 2008. Subsequently an application under Planning Reference Number PL/04813 dated the 3rd October 2022 was submitted to Carmarthenshire County Council which was subsequently withdrawn but has been reinstated which comprised a full planning application for the erection of a single detached dwelling together with vehicular access and car parking as previously approved under Planning Reference Number W/19055.



THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



DIRECTIONS: - From **Carmarthen** take the **A40 dual carriageway west for St. Clears** and having travelled **past** the 'Showground' **turn right for Meidrim/Bancyfelin - B4298** - 'Derllys Court Golf Club' turning - **signposted**. Travel **across the dual carriageway past** the entrance to 'Derllys Court Golf Club' and **past** the turning for Meidrim - signposted and continue **past** the former 'Hafod Bakery' into Bancyfelin. **Upon entering Bancyfelin** travel **past** the Primary School and right hand turning for 'Cae Ffynnon' and the plot will be found on the right hand side just after and adjacent to **The Fox & Hounds Public House** before 'Felin Gardens'.

SERVICES: - Mains electricity, water and drainage are available. **PROSPECTIVE PURCHASERS MUST SATISFY THEMSELVES AS TO THE COST AND AVAILABILITY OF CONNECTING TO ANY SERVICES PRIOR TO SUBMITTING AN OFFER FOR THE PROPERTY.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

ANY MAP EXTRACTS AND ANY PLANS USED ON THESE DETAILS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT AN INDICATION OF THE ACTUAL SURROUNDINGS WHICH MAY HAVE CHANGED SINCE THE MAPS WERE PRINTED/PRODUCED.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

23.04.2024 - REF: 6796