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- **FREEHOLD INDIVIDUAL RESIDENTIAL BUILDING PLOT.**
- **SOUGHT AFTER AREA. SEMI RURAL LOCATION.**
- **JUST OFF A483 LLANDEILO TO AMMANFORD ROAD.**
- **1 MILE LLANDEILO TOWN CENTRE.**
- **FRONTAGE 28 METRES. AVERAGE DEPTH 26 METRES.**
- **FULL PLANNING PERMISSION FOR THE SITING OF A DOUBLE STOREY DWELLING.**
- **WALKING DISTANCE TRAIN STATION.**
- **CABLES/PIPES FOR MAINS ELECTRICITY WATER AND DRAINAGE HAVE BEEN BROUGHT TO THE PLOT BUT HAVE NOT BEEN CONNECTED.**

**Building Plot adjoining
Maerdy Barn, Heol y Maerdy,
Ffairfach, Llandeilo SA19 6PL**

£125,000 OIRO
FREEHOLD

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



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 most conveniently situated individual **FREEHOLD RESIDENTIAL BUILDING PLOT** enjoying a semi rural position **just off** 'Heol y Maerdy' and the A483 Llandeilo to Ammanford road (**regular bus route**) on the periphery of the village of Ffairfach which in turn lies on the A483 Llandeilo to Ammanford road within **half a mile of Ffairfach Train Station** and **approximately 1 mile of Llandeilo Town Centre**.

The plot being located within **3.5 miles of Llandybie**, is within **5.5 miles of Ammanford**, is within **8 miles of Cross Hands and the A48 dual carriageway**, is within **10 miles of the M4 Motorway** and is located some **15 miles east of the County and Market Town of Carmarthen**. The plot being located **just outside** The Brecon Beacons National Park.

PLANNING PERMISSION: - Full Planning Permission for the siting of a new double storey dwelling was granted on the 19th June 2010 under **Planning Reference No. E/22708**. **Carmarthenshire County Council Planning Services Dept.** confirmed on the 22nd July 2015 that a **'Technical Start' in Planning Terms had been made on the site and as such the Planning Permission in its present form would have been safeguarded in perpetuity.**

A copy of the Planning Permission etc are available of the Agents Offices or alternatively interested applicants may view the Planning Permission in favour of the site by visiting www.carmarthenshire.gov.uk and by accessing the Planning portal section and entering the Planning Reference E/22708 in the search box.

The site has a frontage to the private road of approximately 28 Metres with there being an average depth of 26 Metres.

All dimensions mentioned on these particulars are approximate having been taken from the architects drawings supplied and therefore prospective purchasers must satisfy themselves as to the accuracy of the same prior to agreeing to purchase the plot.

APPLICANTS SHOULD NOTE THAT THERE IS NO AFFORDING HOUSING PAYMENT PROVISION IN RESPECT OF THIS BUILDING PLOT.

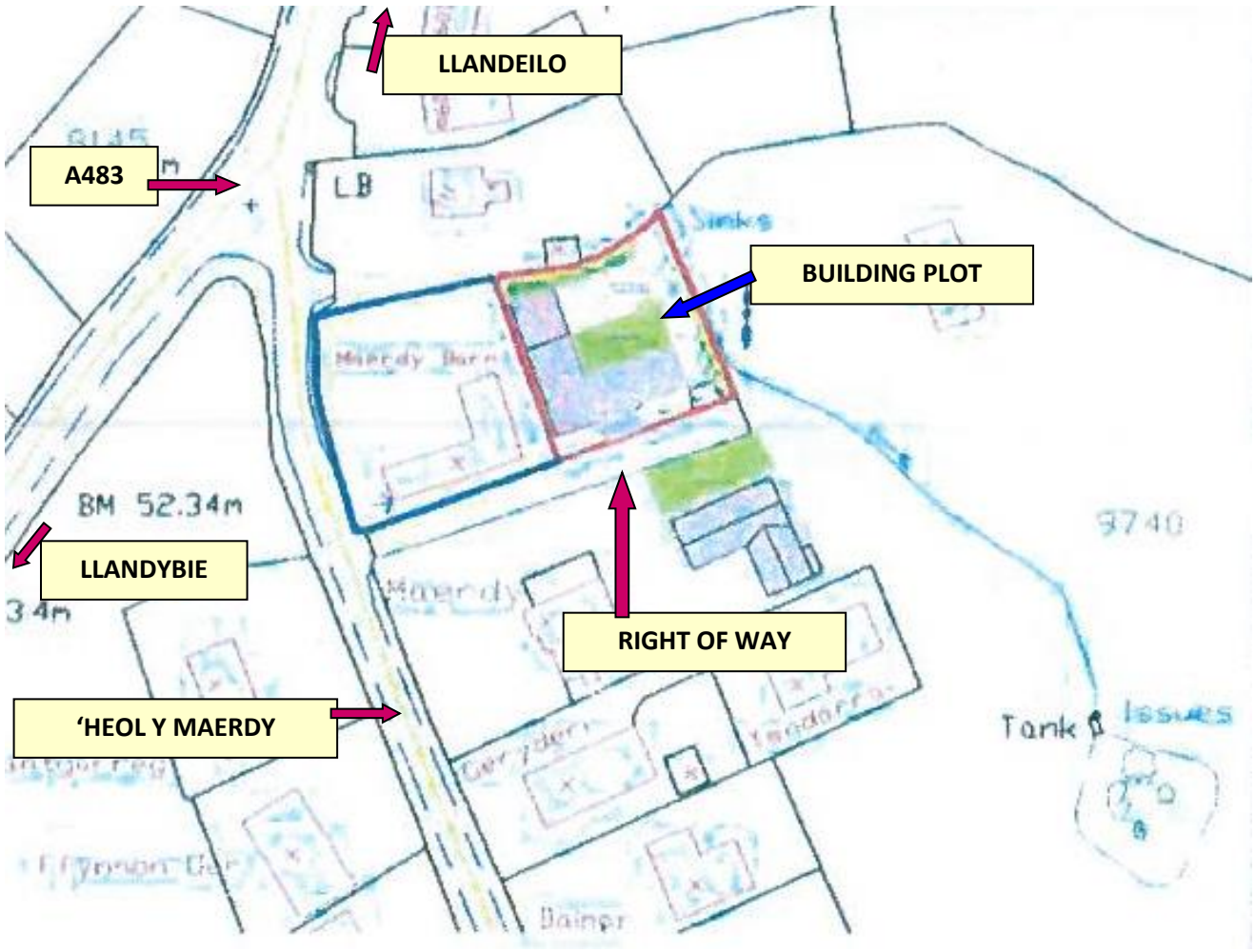
SERVICES: - Cables/Pipes for the provision of mains electricity, water and drainage have been laid to the plot but **not connected**.

Prospective Purchasers must satisfy themselves as to the cost of connecting to the relevant services prior to submitting an offer for the property.

LOCAL AUTHORITY: - Carmarthenshire County Council, County Hall, Carmarthen Tel No. 01267-234567

AGENTS NOTE: - Any map extracts/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/prepared.





NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



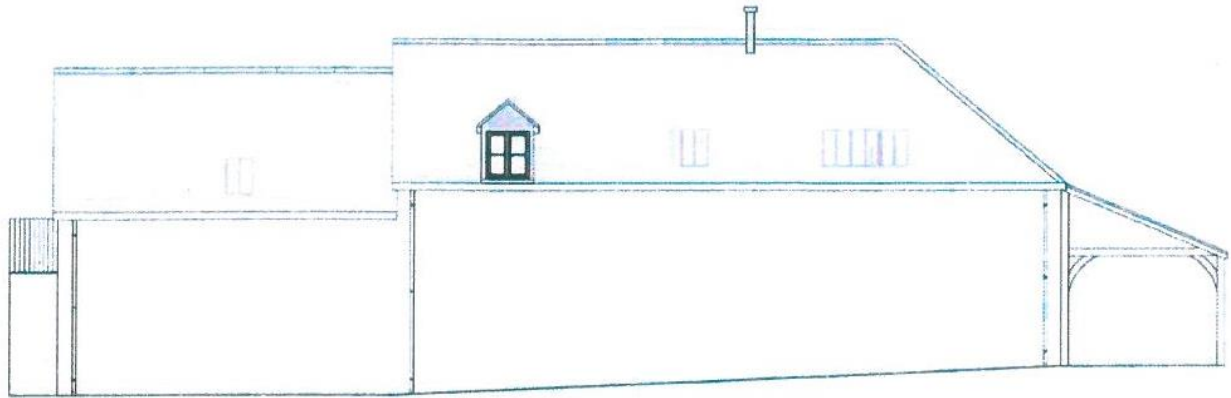
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Proposed Elevation (North East).



Proposed Elevation (South East).



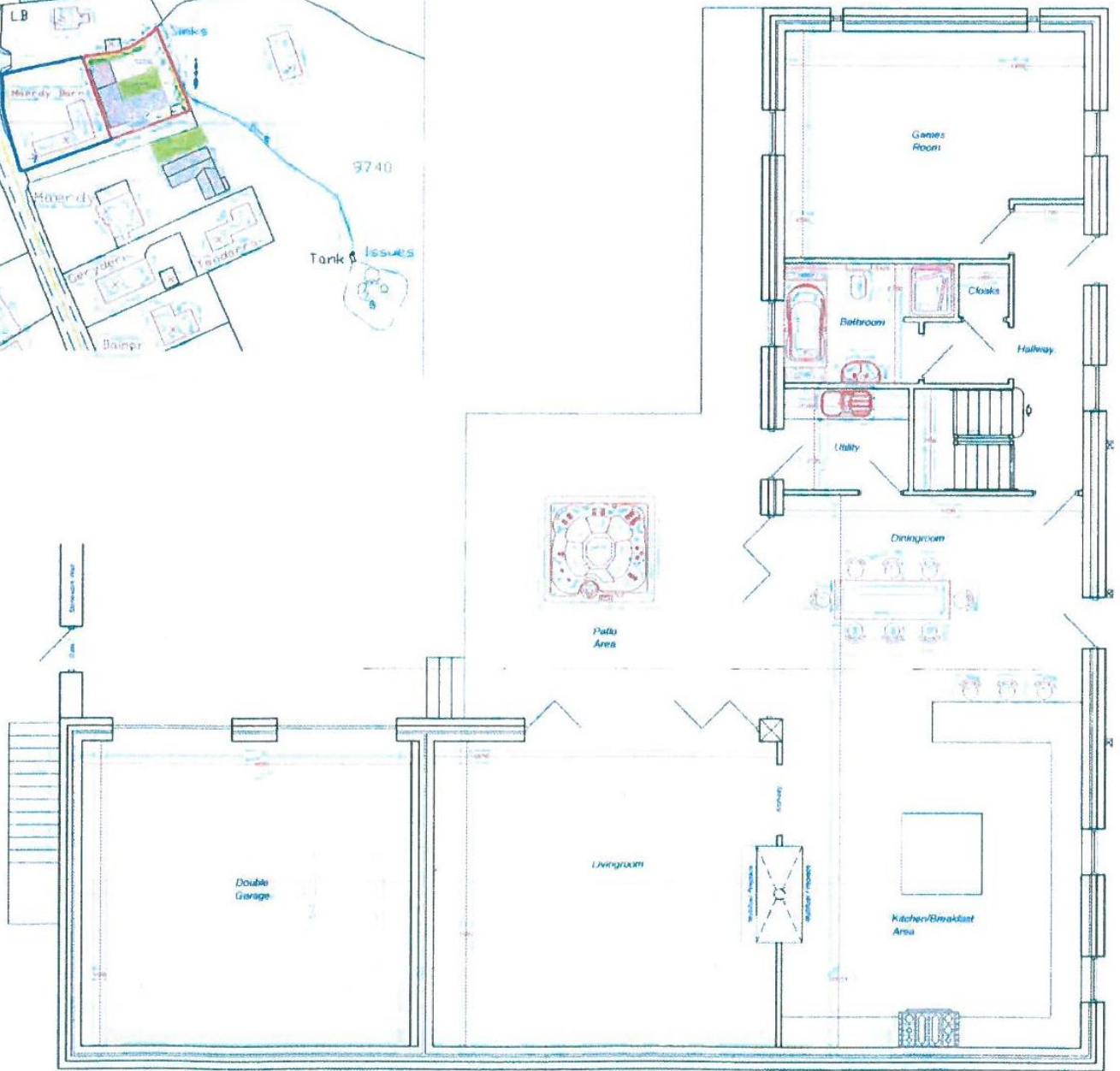
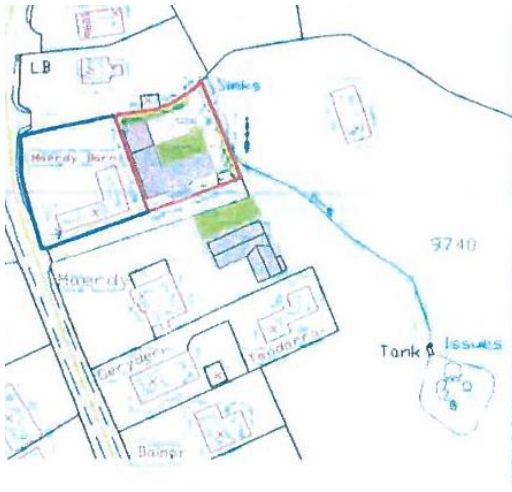
Proposed Elevation (South West).



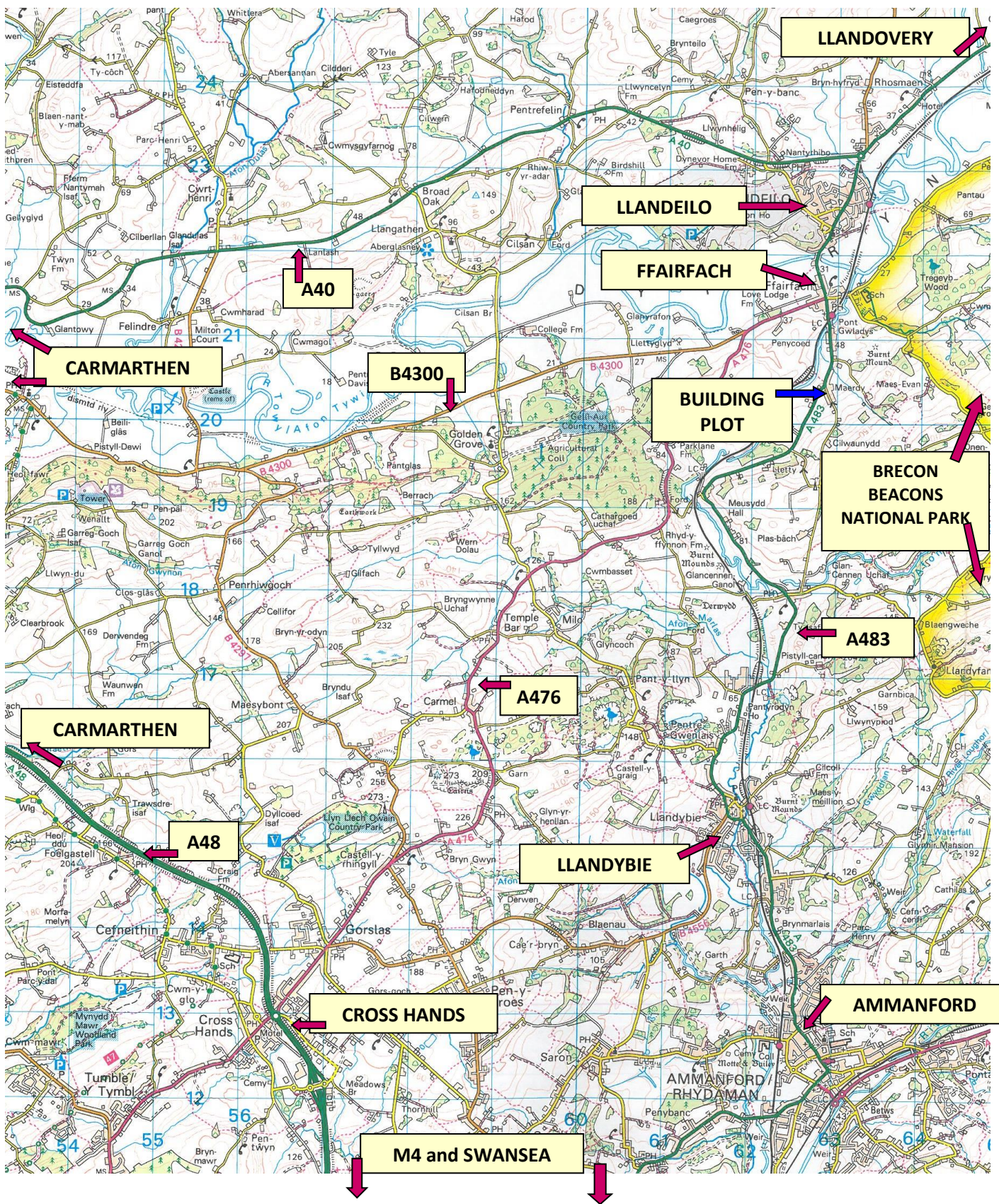
Proposed Elevation (North West).



Proposed First Floor Plan



Proposed Ground Floor Plan



DIRECTIONS: - From the mini roundabout at the **centre of Ffairfach** take the Swansea/Ammanford/M4/A483 road (**signposted**). Travel **past** the 'Torbay Inn' Public House and **over** the railway crossing **passing** the Railway Station. Travel **past** 'Cae Glas' Care Home and **turn next left** into '**Heol y Maerdy**'. Continue a **short distance** up 'Heol y Maerdy' and **turn first left** and the **Plot** will be found on the **left hand side just after** the stone Barn Conversion (Maerdy Barn).

VIEWING
 Strictly by appointment with Gerald R Vaughan Estate Agents
 15.09.2021 - REF: 6223