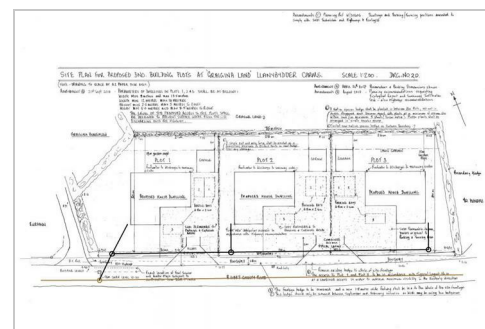


www.evansbros.co.uk



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Plot 1 at Graigina, Llanybydder, Carmarthenshire, SA40 9RP

Guide Price £55,000

An exciting opportunity via plots with outline planning permission on the outskirts of & within easy walking distance of the Market Town of Llanybydder. Planning application number- W/35606

**** £55,000 Guide Price Per Plot ****

Location



Conveniently located within walking distance from the Market Town of Llanybydder which provides a good range of everyday facilities and amenities including Primary School, Doctors Surgery, a popular bakery, off license shops etc. The property is only some 5 miles from the University and Market Town of Lampeter and is 17 miles North of Carmarthen which provides good access to the M4, along with rail transport and further services.

Description



Exciting development opportunity - Buildings plots for 3 detached dwellings on the outskirts of the popular town of Llanybydder, ideal for investors, developers and so on.

Planning

Carmarthenshire council planning application no - W/35606

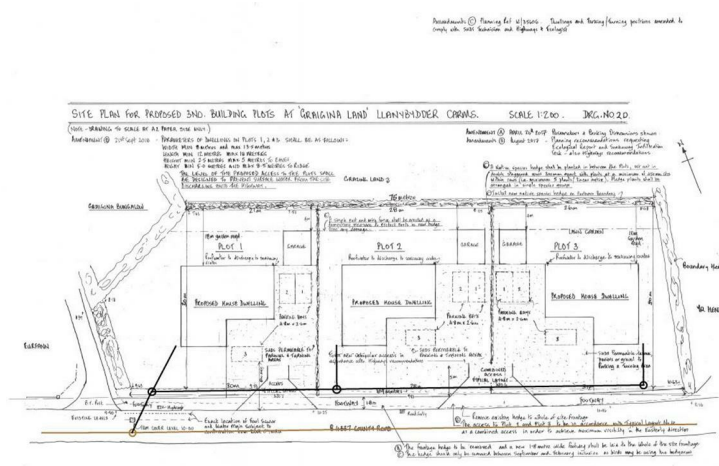
Mode of Sale

The plots are for sale by private treaty with a guide price of £55,000 per plot.

Services

We understand that there is mains water, electricity & drainage available nearby.

Plans



Site Location

Please Note

The application is the subject of a legal agreement to secure financial contributions towards affordable housing, further details available on planning documents available by request.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Evans Bros (Llanbydder) Limited, Registered in Cardiff No. 09298474, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,
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