

## Plots at Cwrt Y Felin, Rhosmaen Street, Llandeilo, SA19 7AF

### Prices from £125,000

Located on the outskirts of the charming country town of Llandeilo, these exceptional building plots present a rare opportunity for developers and investors alike. Spanning six individual plots, this land offers the potential to create a stunning residential development, complete with planning consent for six executive four and six bedroom detached houses.

The location is particularly appealing, as it boasts breathtaking views of the picturesque Towy Valley, providing a serene backdrop for future homeowners. Llandeilo itself is known for its vibrant community, rich history, and an array of local amenities, making it an attractive destination for families and professionals seeking a peaceful yet connected lifestyle.

With the necessary planning permissions already in place, this property is primed for immediate development, allowing you to bring your vision to life in a highly sought-after area. Whether you are looking to build your dream homes or invest in a lucrative project, these building plots offer an exciting opportunity to capitalise on the growing demand for quality housing in this delightful part of Wales.

Do not miss the chance to secure this prime piece of land and contribute to the future of Llandeilo.



## LOCATION



Located on the periphery of the popular and sought after town of Llandeilo adjoining the A40 Llandeilo to Llandovery Road. Llandeilo often tops the list of one of the best places to live in Wales as chosen by The Sunday Times described as 'colourful and characterful corner of West Wales'.

It comprises a lovely range of independent shops, galleries, cafes, boutiques and antique centres and surrounded by Natural beauty and a great place to explore the Towy Valley and the Brecon Beacons Views of the Towy Valley and up toward the beacons can be enjoyed from the plots.

## DIRECTIONS

From Llandeilo take the A40 toward Llangadog/Llandovery, pass the Plough Inn restaurant/hotel on your right and after leaving Rhosmaen the plots will soon be found on your left



## THE PLOTS



6 Plots of differing sizes all having detailed planning consent for executive style houses.

Plans available with the agent or by visiting the Carmarthenshire County council Website- Approval of reserved matters - Application Number E/35357

## ARTIST IMPRESSIONS







## OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

## CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

Telephone Number 01267 240002

Out of Hours 07572310493

e mail [sales@bj.properties](mailto:sales@bj.properties)

## PRICES

Plots 1 & 6 £125,000

Plots 2 & 5 £145,000

Plots 3& 4 ££165,000

There is an option to purchase the whole site or individual plots

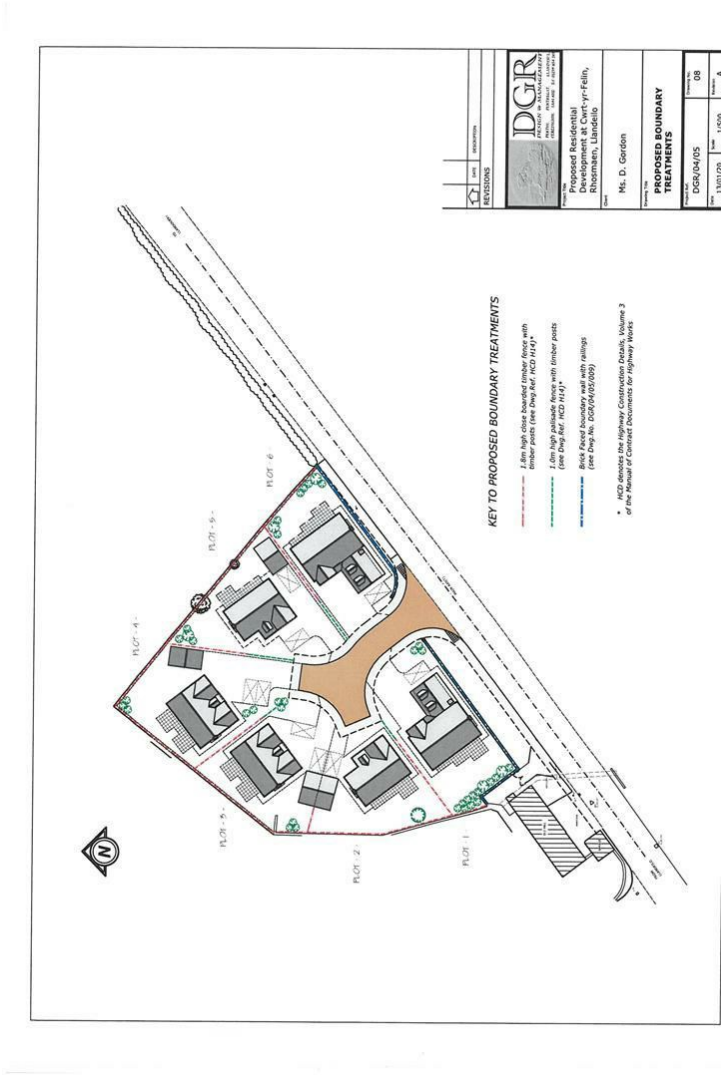
## SERVICES

We understand that mains electric, drainage and water are on the site but not connected to individual plots

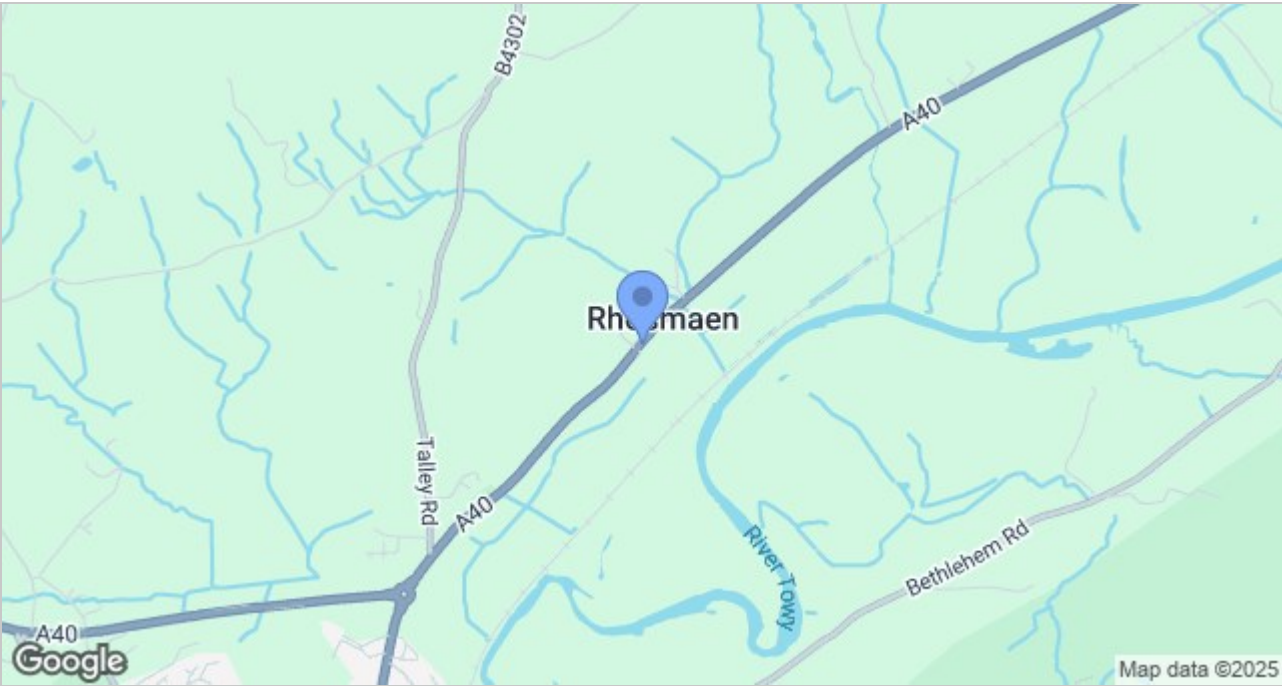
## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

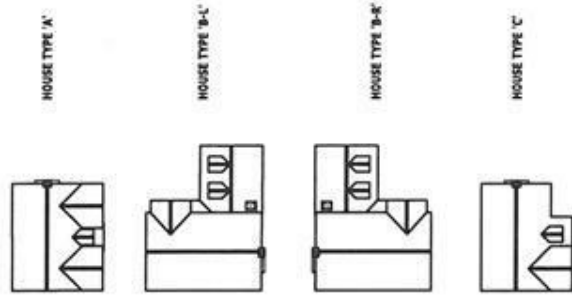
Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



REVISIONS	DATE	DESCRIPTION



Proposed Residential  
Development at Cwrt-yr-Felin,  
Rhosmaen, Llandeilo

Client:  
Ms. D. Gordon

Plot & Dwelling Details

Project Ref:	DGR/04/05	Drawing No:	13
Date:	16/03/20	Scale:	1/500
		Revision:	A

PLOT & DWELLING DETAILS			
	AREA (m <sup>2</sup> )	DWELLING	F.F.L.
Plot - 1-	560	Type B-L	31,000
Plot - 2-	433	Type C	31,500
Plot - 3-	493	Type A	32,000
Plot - 4-	537	Type A	32,000
Plot - 5-	468	Type C	31,500
Plot - 6-	461	Type B-R	31,000