



Building Plots at Y Clos , Capel Dewi, SA32 8AD

Guide price £105,000

2 Freehold building plots situated in the popular and sought after village of Capel Dewi which is located in the heart of the picturesque Towy Valley. Conveniently located 2 miles from the village of Nantgaredig where you have many local amenities such as a renowned Primary School, doctors surgery and Public House. The market town of Carmarthen is 5 miles where you have easy access on the A48 to the M4.

Detailed planning consent for 3 bedroom dormer bungalows.

The 2 plots are level, will have the benefit of services connected including mains water, electric and BT/fibre optic.

Ideally suited to developers or individual buyers looking to build their new home.

Asking Price £105,000 per plot

DIRECTIONS



Travel out of Carmarthen via Old Llangunnor Road heading towards Dyfed Powys Police headquarters and after a short distance turn left on to the B4300 signposted Capel Dewi. Continue on this road to Capel Dewi and the plots will soon be found on your left opposite the former Primary School.

PLOT 2



Approximate dimensions 17m frontage 26.4 meter depth

PLOT 3



Approximate dimensions 11.65 meter frontage 31m depth

PLANNING CONSENT



Planning consent granted December 2022 for the Demolition of existing barn and construction of 2 dwellings

Planning application number PL/03768. Copy available with the agents or online via the Carmarthenshire County Council Web site.

AFFORDABLE HOUSING CONTRIBUTION

Planning is subject to financial contributions towards affordable housing, further details from the agents.

SERVICES

Mains water and electric connected to the site. Purchasers to install private drainage system

ASKING PRICE

Offers in the region of £105,000 per plot

PLANS

Any plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

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.

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.

We also require 2 forms of identification, on 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 .

CONTACT NUMBERS

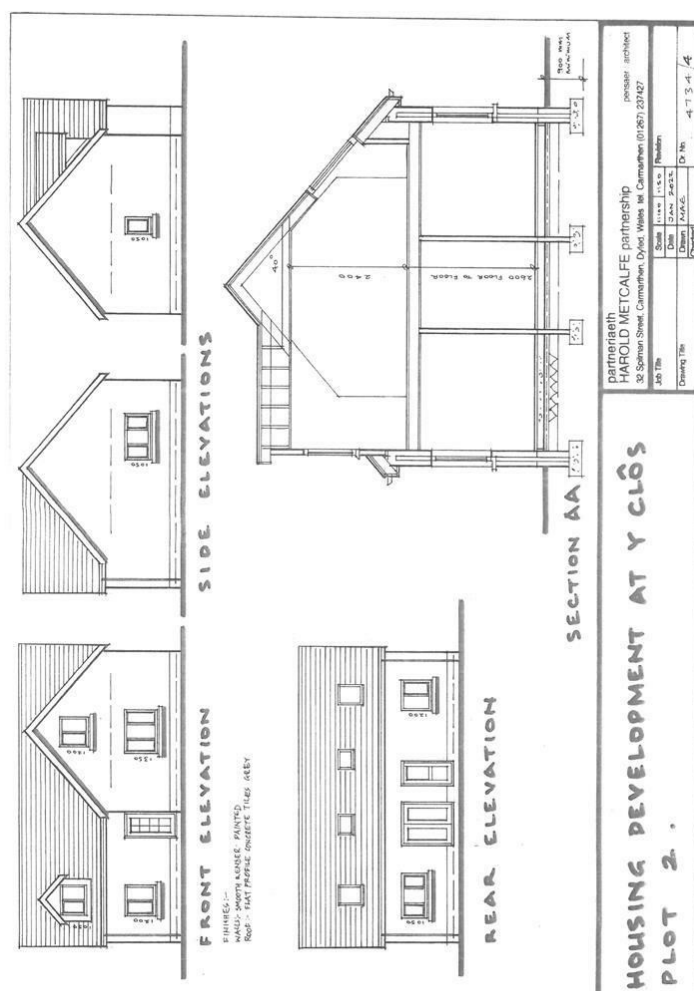
BJ.Properties 104 Lammas Street Carmarthen
SA31 3AP

Telephone Number 01267 240002

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e mail sales@bj.properties

Floor Plans

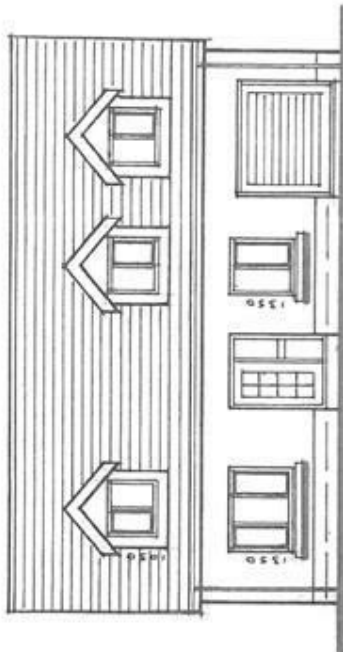


Area Map

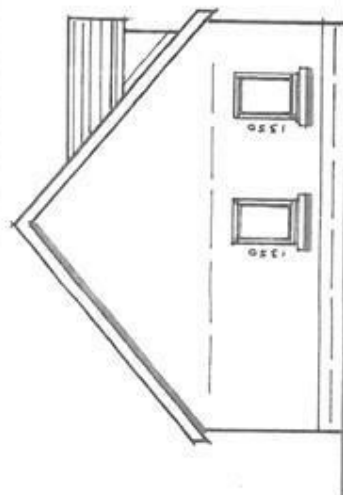


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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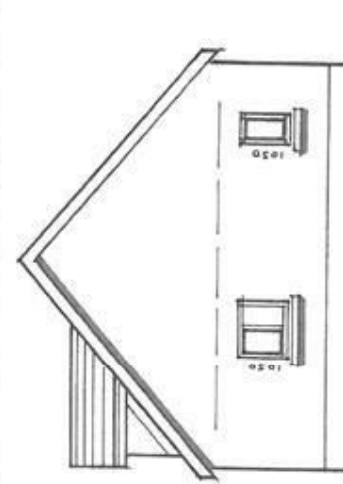


FRONT ELEVATION

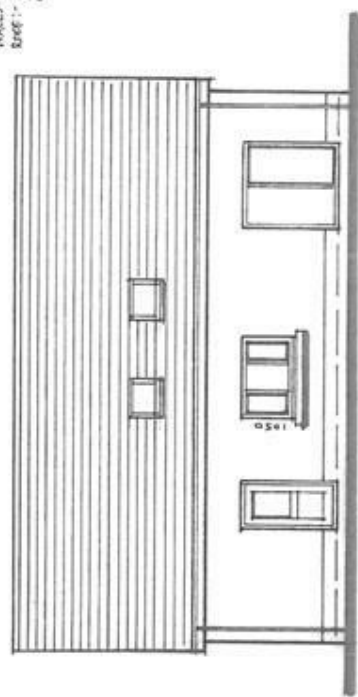


SIDE

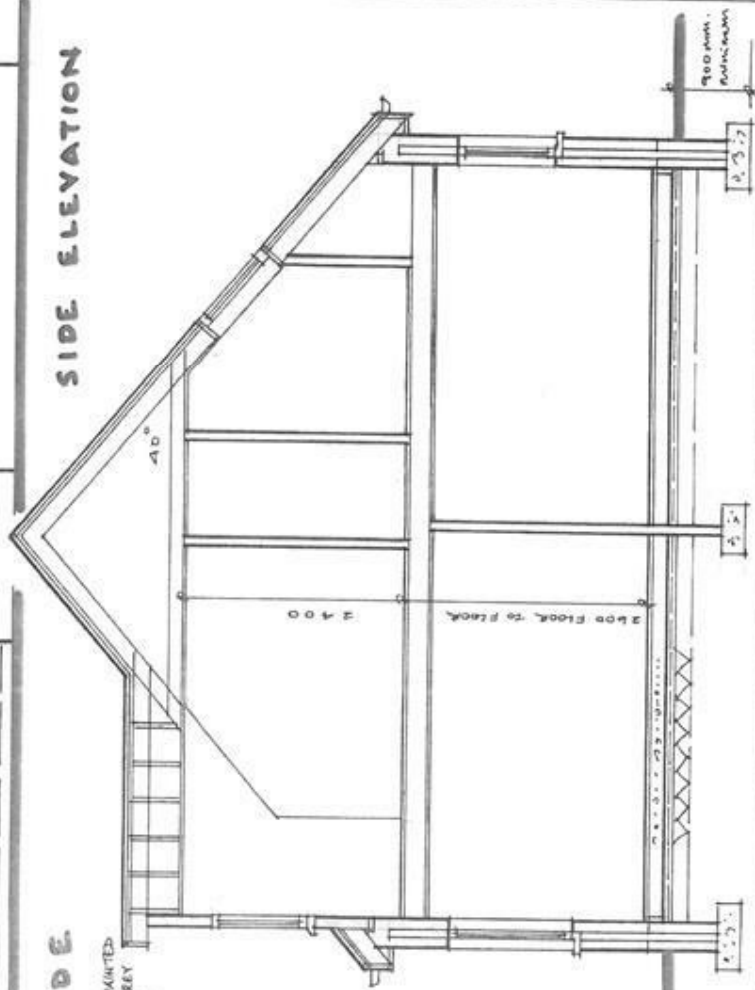
FINISHES:-
WALLS - SMOOTH RENDER PAINTED
ROOF - FLAT PROFILE GREY
CONCRETE TILES



SIDE ELEVATION



REAR ELEVATION



SECTION AA

HOUSING DEVELOPMENT AT Y CLÔS PLOT 3 .

partneriaeth
HAROLD METCALFE partnership
32 Spilman Street, Carmarthen, Dyfed, Wales, SA31 1JL
01267 237427

Job Title	Scale	1:100	1:150	Revision
Drawing Title	Date	24.01.22	26.02.22	
	Drawn	M.A.E.		
	Checked			
	Dr No	4734	7	

partner architect

