

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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- **FREEHOLD INDIVIDUAL RESIDENTIAL BUILDING PLOT.**
- **FRONTAGE 19.5 METRES. WIDTH AT REAR 35 METRES.**
- **EDGE OF RURAL VILLAGE COMMUNITY.**
- **WALKING DISANCE PRIMARY SCHOOL AND LOCAL PUBLIC HOUSE.**
- **FULL PLANNING PERMISSION FOR THE SITING OF A 3 BEDROOMED DETACHED BUNGALOW.**
- **DEPTH 19.5 METRES ALONG WESTERN SIDE BOUNDARY.**
- **HEART OF THE WELSH COUNTRYSIDE.**
- **10 MILES NORTH OF ST. CLEARS AND A40 TRUNK ROAD.**

**Plot 11 Maes Cawnen,
Tower Hill, Trelech,
Carmarthen SA33 6RW**

£65,000 OIRO
FREEHOLD

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



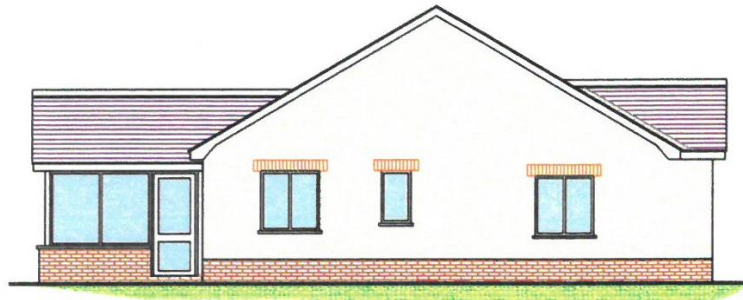
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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.



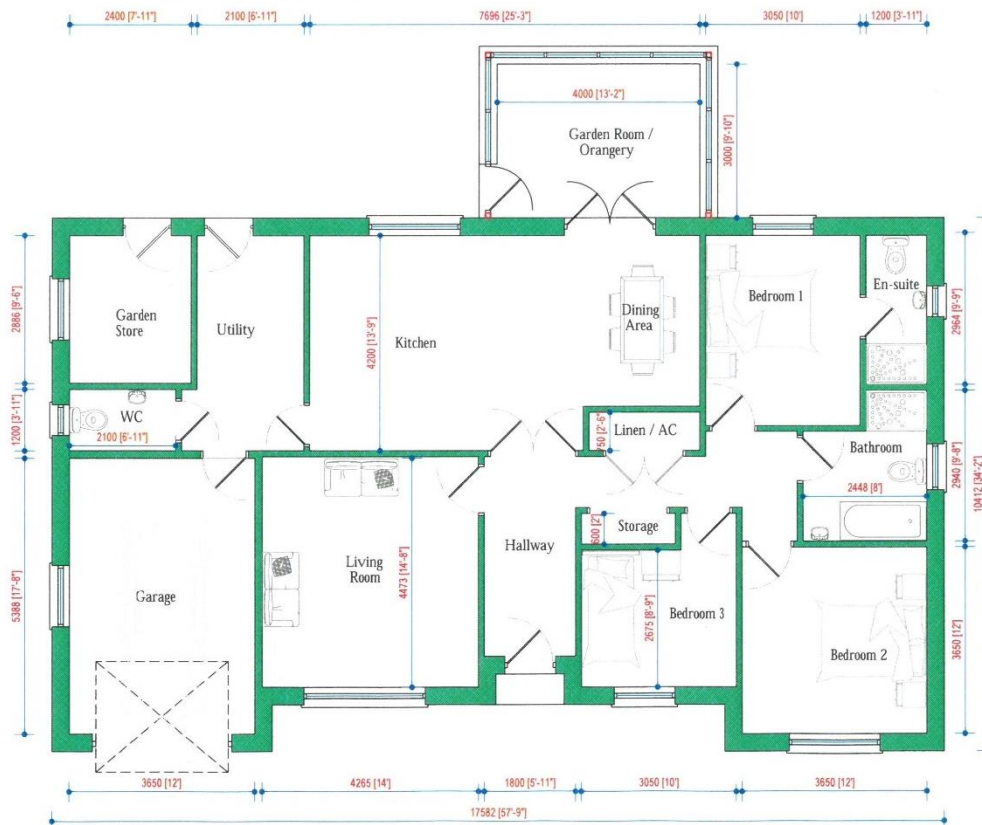
Front Elevation - North Facing 1:100



Rear Elevation 1:100



Side Elevation 1:100



PROPOSED FLOOR PLAN

A **FREEHOLD RESIDENTIAL BUILDING PLOT** having the benefit of **FULL PLANNING PERMISSION** for the erection of a **3 BEDROOMED DETACHED BUNGALOW** situated on the periphery of the rural village community of Trelech that offers a Village Pub and Primary School and which in turn is located on a bus route some **9 miles south of the Teifi Valley town of Newcastle Emlyn**, is located some **10 miles north of the A40 trunk road and town of St. Clears** and is located within **14 miles** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. The property enjoying **ease of access** to the **Pembrokeshire Coast National Park** (10 miles) and town of **Cardigan** (14 miles).

APPLICANTS SHOULD NOTE THAT THERE IS A **6 METRE PROTECTED WIDTH** BETWEEN THE SIDE WESTERN ELEVATION WALL OF THE PROPOSED BUNGALOW AND THE REAR BOUNDARY OF THE PROPERTIES KNOWN AS 'LLUEST' AND 'TRESI AUR' (WATER MAIN AND UNDERGROUND ELECTRICITY CABLE).

PLANNING PERMISSION

Full planning permission was granted on the 8th July 2020 under **Planning Reference No W/38985** for the siting of a **3 bedroomed detached bungalow** - a copy of which is obtainable of the Agents offices or alternatively interested applicants may view the Planning Permission in favour of the property by visiting www.carmarthenshire.gov.uk and by accessing the Planning Portal Section and entering the Planning Reference Number W/38985 in the search box.

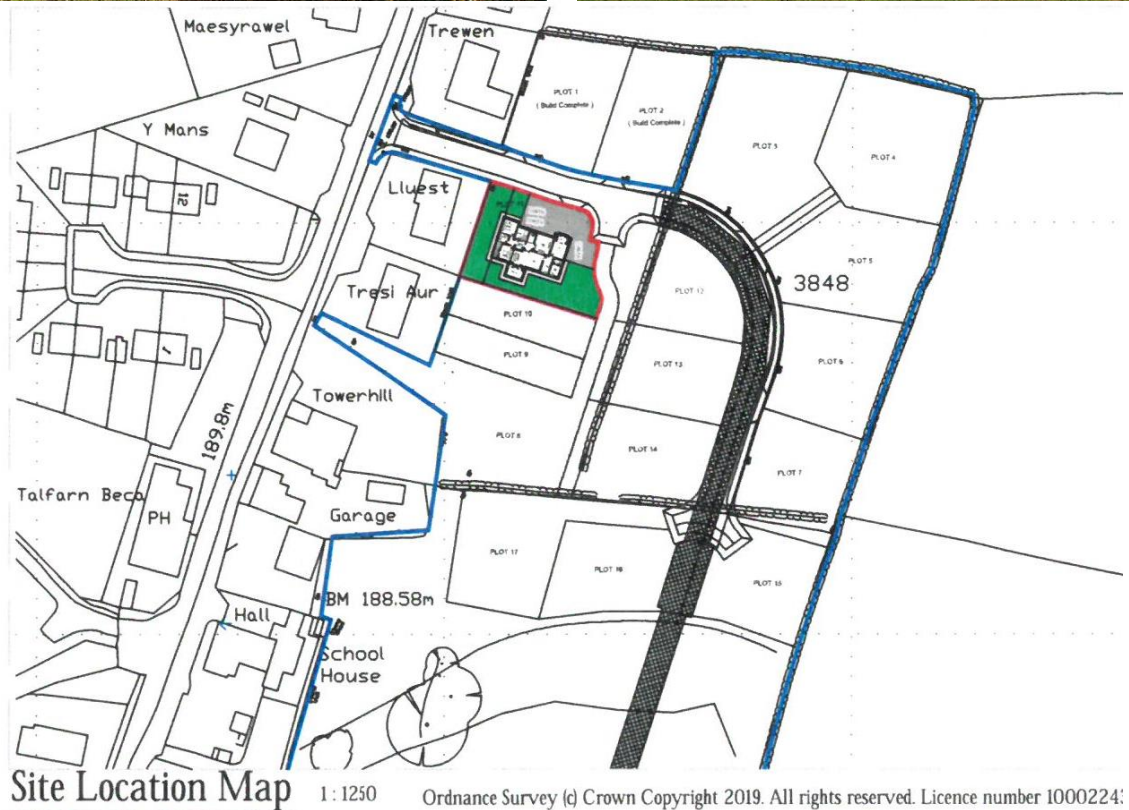
Applicants should note that the vendor has entered into a **Unilateral Undertaking** dated 3rd July 2020 requiring a financial contribution of **£12,108 towards affordable housing**.



PLOT DIMENSIONS

The site has a frontage to the publicly maintained estate road of approximately 19.5 Metres to the existing formed 'hammer head' with there being a depth along the western side boundary of 19.5 Metres and there is a width at rear of 35 Metres. ***All dimensions mentioned on these particulars are approximate having been provided by the seller's architects and therefore prospective purchasers must satisfy themselves as to the accuracy of the same prior to agreeing to purchase the plot.***





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

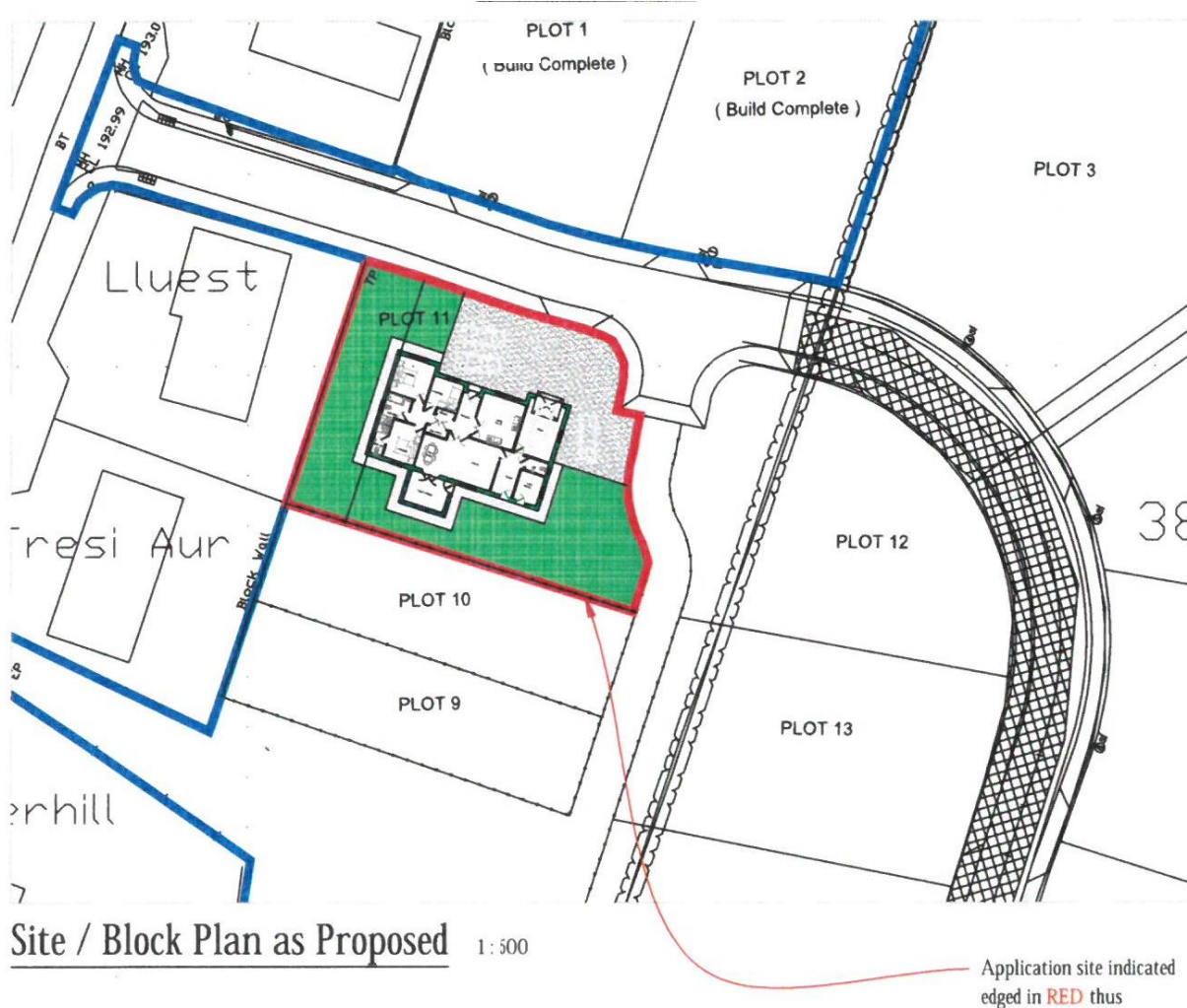
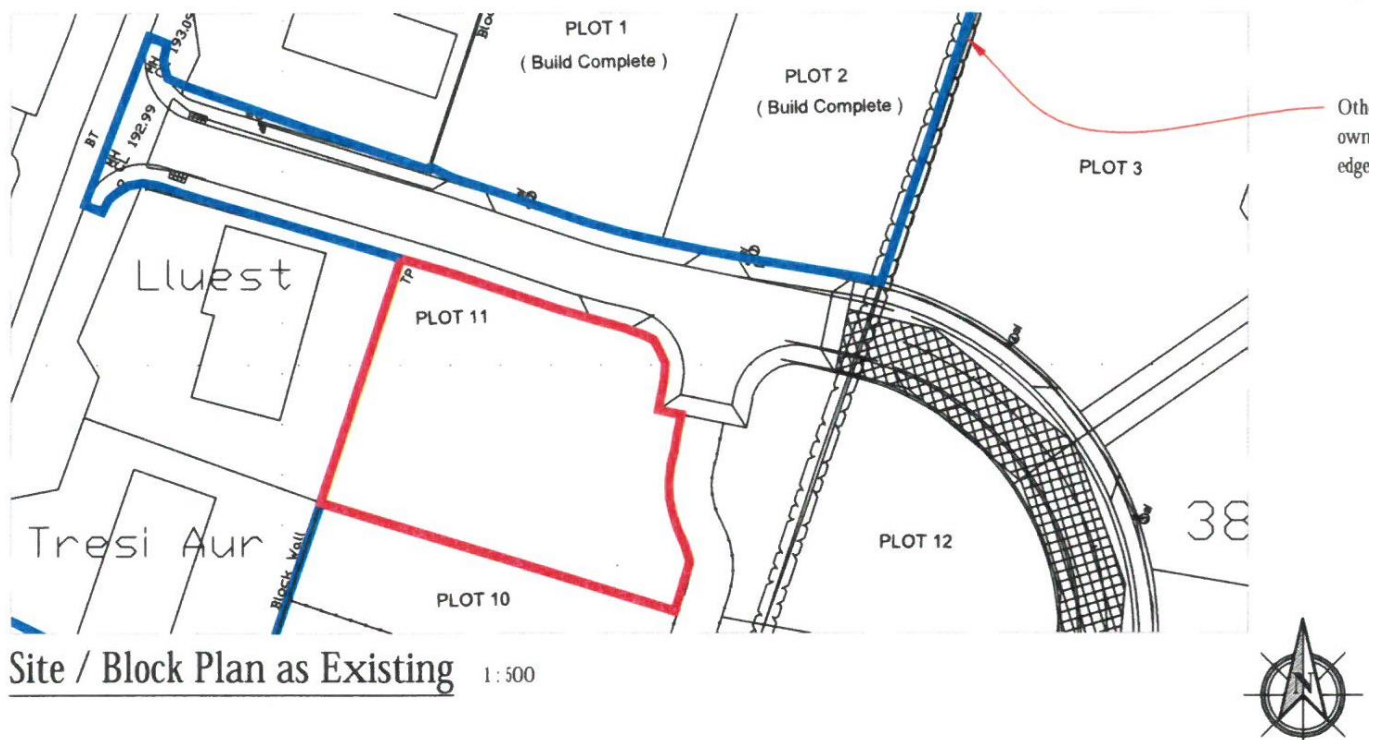
DIRECTIONS: - From **Carmarthen or St. Clears** the property is located by travelling to the **village of Meidrim** and in the **centre of the village** turn onto the **B4299 'Trelech/Newcastle Emlyn' Road - signposted**. Travel in a **northerly direction for approximately 6.5 miles** to the **village of Trelech**. Upon entering **Trelech bear right** in the centre of the village **towards Newcastle Emlyn** continuing up the hill **past** the entrance for the **Primary School** and **'Tafarn y Beca' Public House**. Continue **past** the entrance to **'Caerwenog'** and **turn next left** into **'Maes Cawnen'** and **Plot 11** is the **first on the right hand side**.

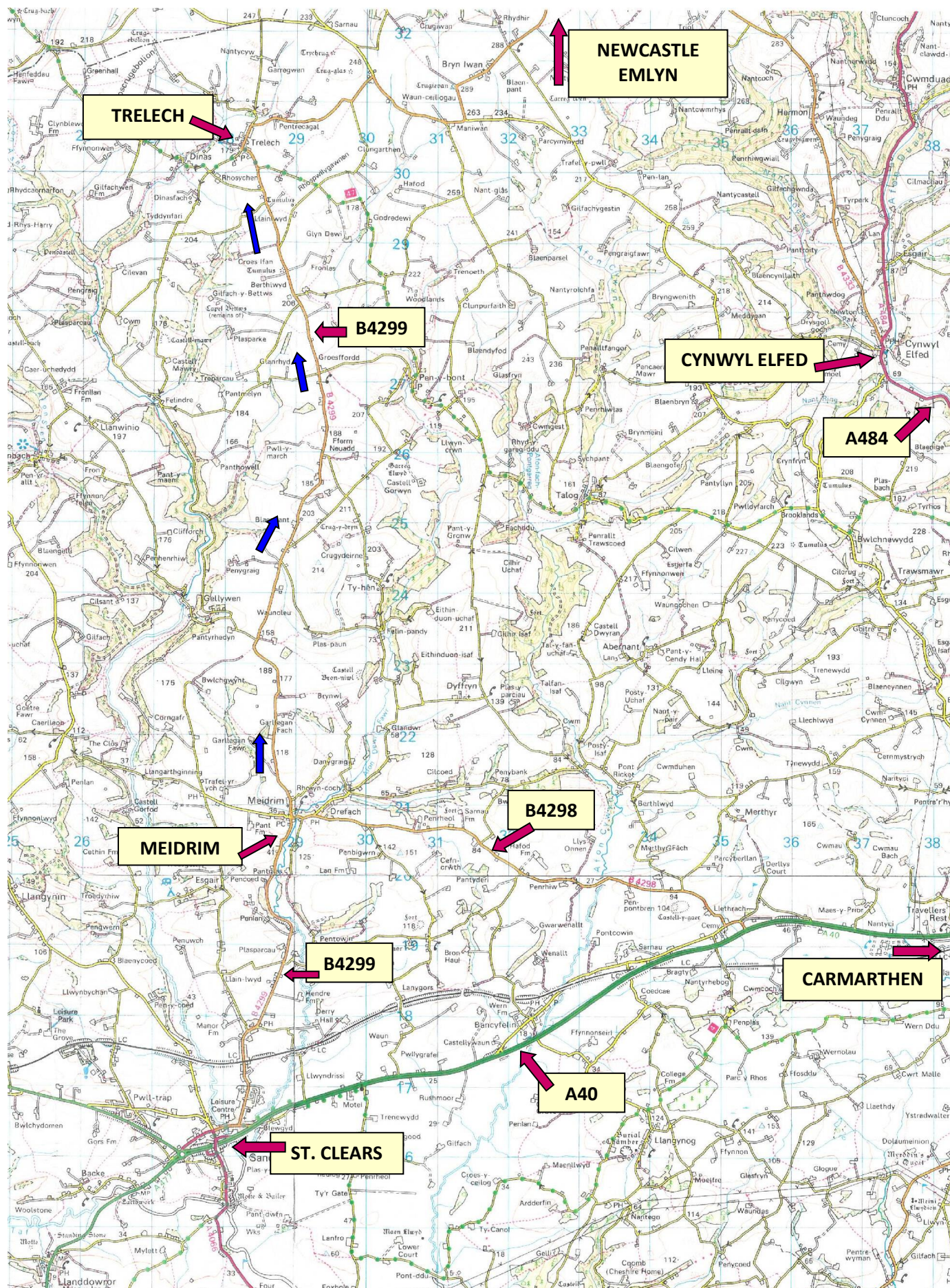
SERVICES: - Mains electricity, water and drainage (**Sewer connection in plot**) are available. Telephone subject to B.T. Regs.

COUNCIL TAX: - TO BE ASSESSED

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.





VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

09.10.2024 - REF: 6847

Details amended – 06.01.25