

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- **FREEHOLD GARDEN PLOT.**
- **APPROX. 0.15 OF AN ACRE.**
- **EDGE OF ESTABLISHED ESTATE.**
- **ABUTTING RAILWAY LINE.**
- **PERIPHERY OF YET WITHIN WALKING DISTANCE OF THE CENTRE OF LLANDYBIE.**
- **OUTSIDE CURRENT DEVELOPMENT LIMITS.**

**Garden plot adjacent to
Caeffynnon Road,
Llandybie, Ammanford SA18 2TH**

£10,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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 freehold **GARDEN PLOT** amounting to **approximately 0.15 of an ACRE** situated bordering the countryside on the edge of 'Caeffynnon Road' within a **third of a mile of the centre of Llandybie** that is located on the A483 'Llandeilo to Ammanford Road'.

The garden plot abuts an established residential estate (Caeffynnon Road) just off 'Heol y Brenin' and is abutted on its south western side by a Railway Line.

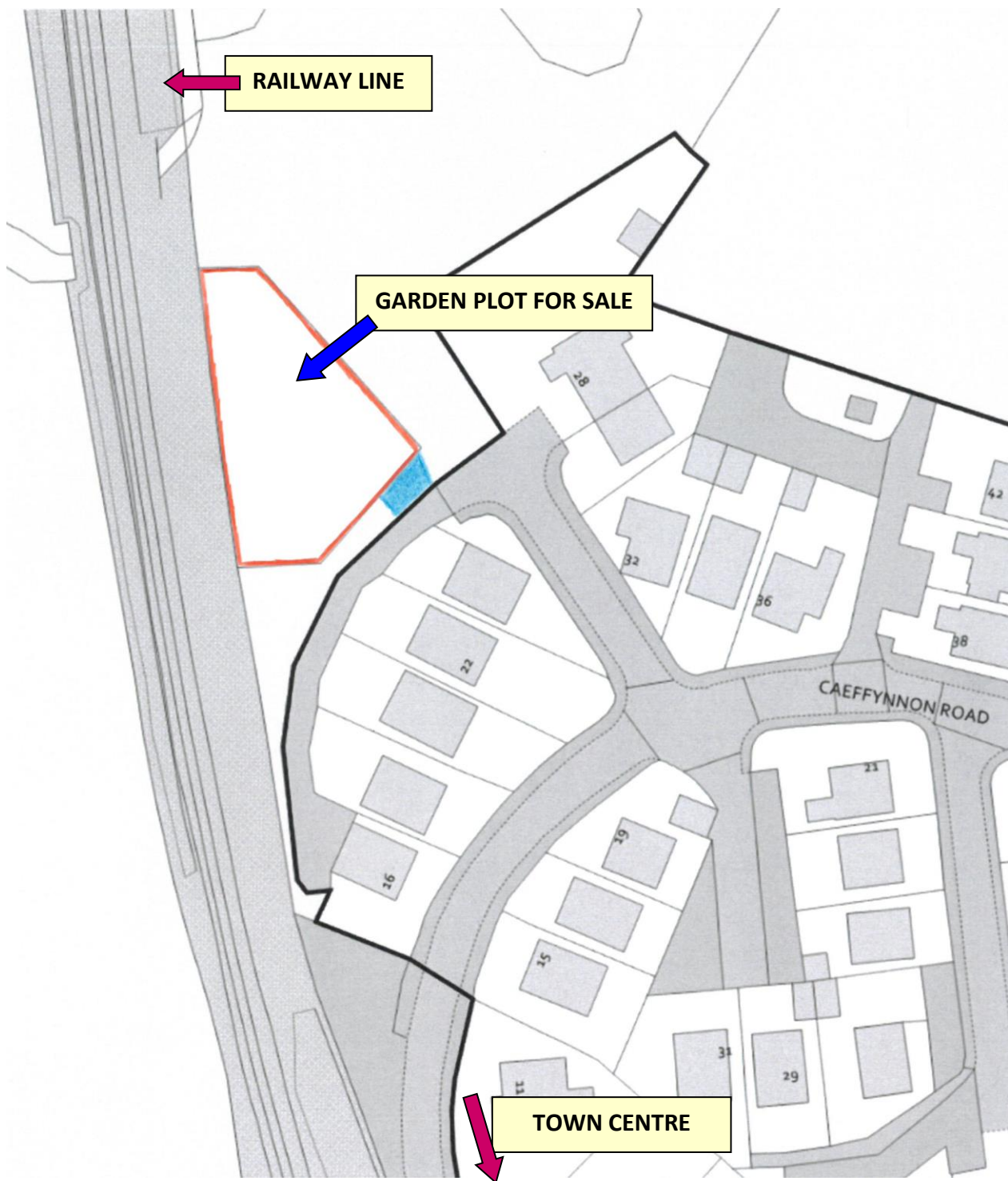
Applicants should note that the land lies **outside** the development limits for Llandybie.



SERVICES: - The garden plot is **not** connected to any services.

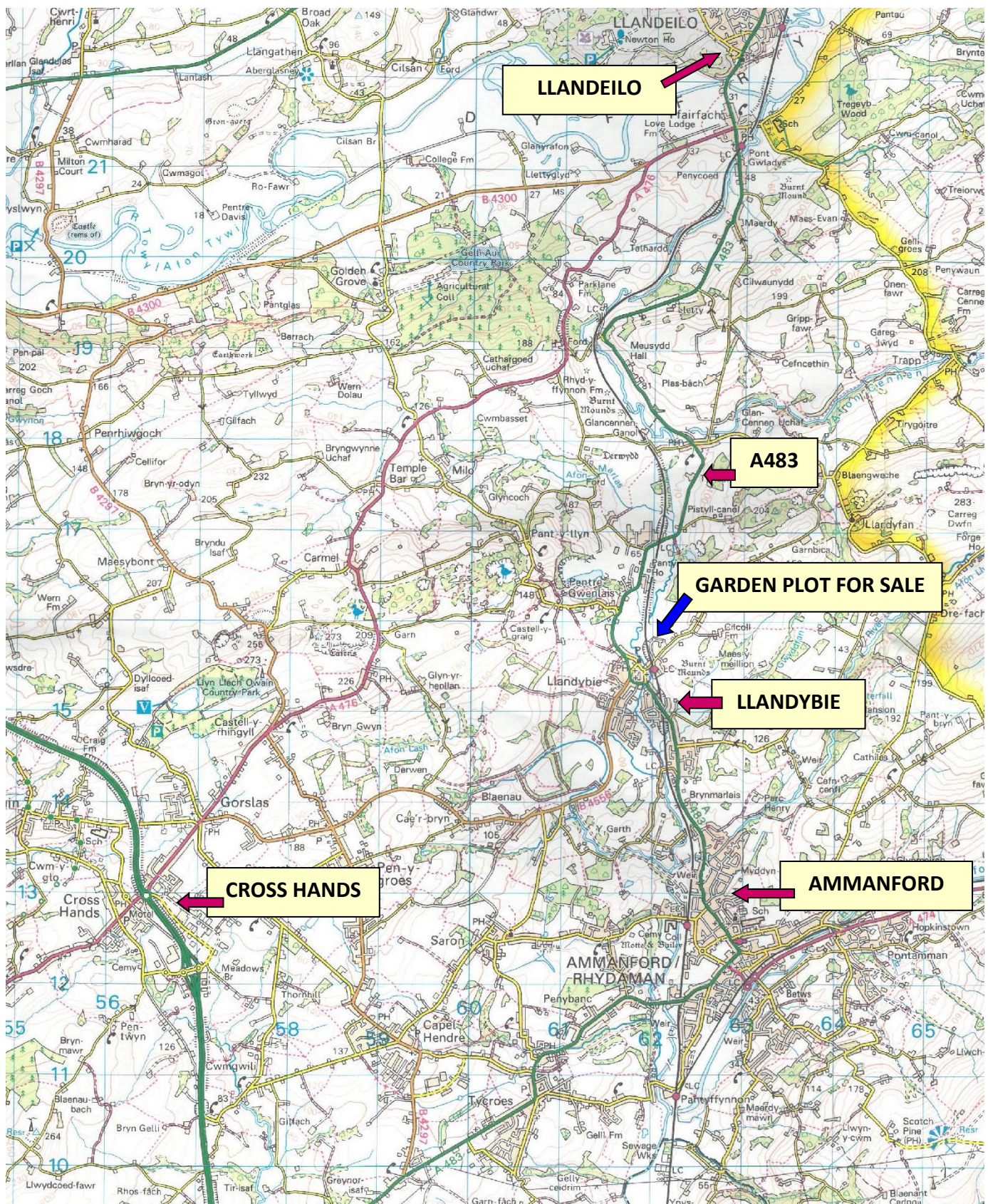
COUNCIL TAX: – N/A

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.



NOT TO SCALE AND PROVIDED FOR IDENTIFICATION PURPOSES ONLY

DIRECTIONS: - From the **centre of Llandybie** turn **either** into 'High Street' or 'Campbell Road' and turn on to '**Heol y Brenin**' (Kings Road). Continue **over** the stone parapet walled bridge **past** the right hand turning for Ty'r Orsaf travelling **over the railway crossing** and **turn next left opposite** 'Erw'r Brenhinoedd' into 'Caeffynnon Road'. **Continue** into 'Caeffynnon Road' estate and **turn first left** and the garden plot will be found 'offset' and to the left of the tarmacadamed hammer head.



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. *Details amended 11.6.25.*

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

29.05.2025 - REF: 7061