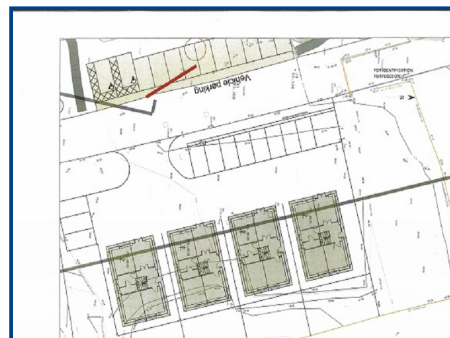


**Plot 3 Brecon View Eco Village
North of Dinefwr Road
Garnant
Ammanford
Carmarthenshire
SA18 1NP**

Price **£225,000**



- Detached three bedroom new build property
- Lounge, kitchen/diner, utility, Wc, bathroom, en suite
- Part of the Brecon View Eco Village
- Parking
- Garden

General Description

Three bedroom detached new build property situated in the village of Garnant close to local amenities approximately 4 miles from Ammanford town centre and further amenities.

North of Dinefwr Road, Garnant, Ammanford, Carmarthenshire.

Property Description

Three bedroom detached new build property situated in the village of Garnant close to local amenities approximately 4 miles from Ammanford town centre and further amenities.

The accommodation briefly comprises hallway, utility, cloak room, lounge, kitchen/diner, landing, two bedrooms, bathroom, master bedroom and en suite.

The property is part of the Brecon View Eco Village within close proximity to leisure facilities and and Garnant Golf Course.

Hallway

Utility

Cloak Room

Lounge

Kitchen/Diner

Landing

Bedroom 2

Bedroom 3

Bathroom

Master Bedroom

En Suite

Outside

Three designated parking spaces.
Garden.

Agents Note

The plots are part of the Brecon View Eco village.

www.breconviewecovillage.co.uk

All services will be provided including surface water drainage.

The vendor informs us it is of a high Eco standard.

An option available for a south facing solar panel system at £6000.00.

Optional extras include decking and astro turf - to be discussed direct with vendor.

Main image is an artist impression of proposed development.

These details have been taken off plan.

This development is currently under construction and selling off plan.

Unique development with only 4 residential houses to be built on the site.

According to Natural Resources Wales the area is in a Low -High flood risk zone from surface water and small water courses.

Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue through the village of Glanamman into Garnant. At the mini roundabout turn right into Dinefwr road. Proceed towards Garnant golf club and the site can be found on the left hand side.

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.