

# Watts & Morgan

For Sale by Private Treaty



Offers In Excess Of: £30,000

Approximately 0.194 acres

Penygroes, Ammanford, SA14 7RW

## DIRECTIONS

Following the M4 west toward Carmarthen, continue toward Cross Hands and at the roundabout take the 2nd exit onto the A48. Continue along this road before taking the exit toward Cross Hands. At the roundabout take the 3rd exit onto Heol Parc Mawr and continue straight over the next two roundabouts. Turn right onto Gate Road and the property is located on your right hand side.

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## SITUATION

The land at Gate Road is located on the outskirts of Penygroes within the county of Carmarthenshire. Gorslas is located 1 mile southwest of the property and Carmel approximately 1.7 miles north. The property benefits from good transport links to the local highway being situated directly off Gate Road which links to the A476 approximately 0.2 miles distance providing access to the A48 to Carmarthen. Junction 49 of the M4 Motorway is located approximately 5.5 miles distant providing access to Swansea (20.4 miles).

## BRIEF DESCRIPTION

The property comprises an infill plot of land extending to approximately 0.194 acres (785.09sq.m). It benefits from road frontage and access onto Gate Road. The land is accessible directly from Gate Road and is bounded by post and rail fencing along the road frontage with access via a field gate. It is bound either side by residential housing. It is situated within the settlement boundary of the village and it may therefore have potential for alternative uses including residential development subject to obtaining all necessary permissions.

## ACCESS

The land is accessible directly from Gate Road.

## TENURE AND POSSESSION

The freehold interest is offered for sale with the benefit of vacant possession on completion.

## PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.

## SERVICES

We are informed that there are no services at the property.

## BOUNDARIES

The responsibility for boundary maintenance, where known, is as shown by the inward facing 'T' marks.

## FENCING

The property does benefit from stock proof fencing however the purchaser would have the responsibility of assessment for their own needs.

## WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.

## DEVELOPMENT CLAWBACK

The land is offered for sale free of any development clawback provision.

## GUIDE PRICE

Offers in excess of £30,000

## FURTHER DETAILS & VIEWINGS

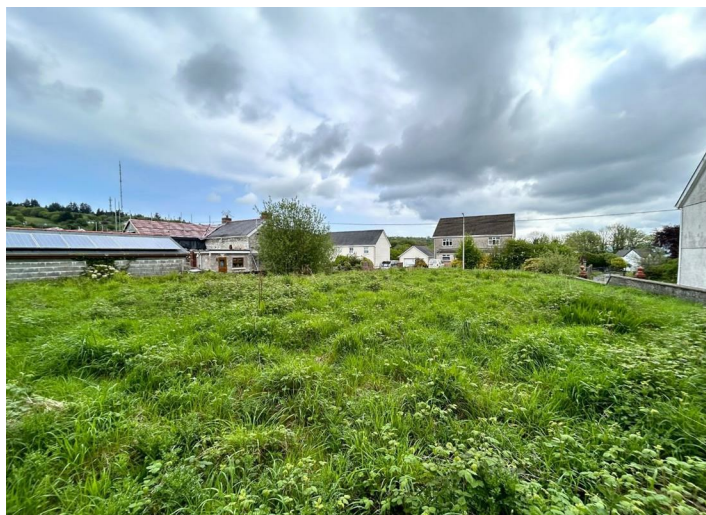
The site may be viewed at any time upon receipt of these particulars subject to closing gates upon entering and leaving the property. If you have any questions, please contact Watts and Morgan Rural by telephone; 01446 774152.

## HEALTH & SAFETY

Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

## PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



### Bridgend

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### Cowbridge

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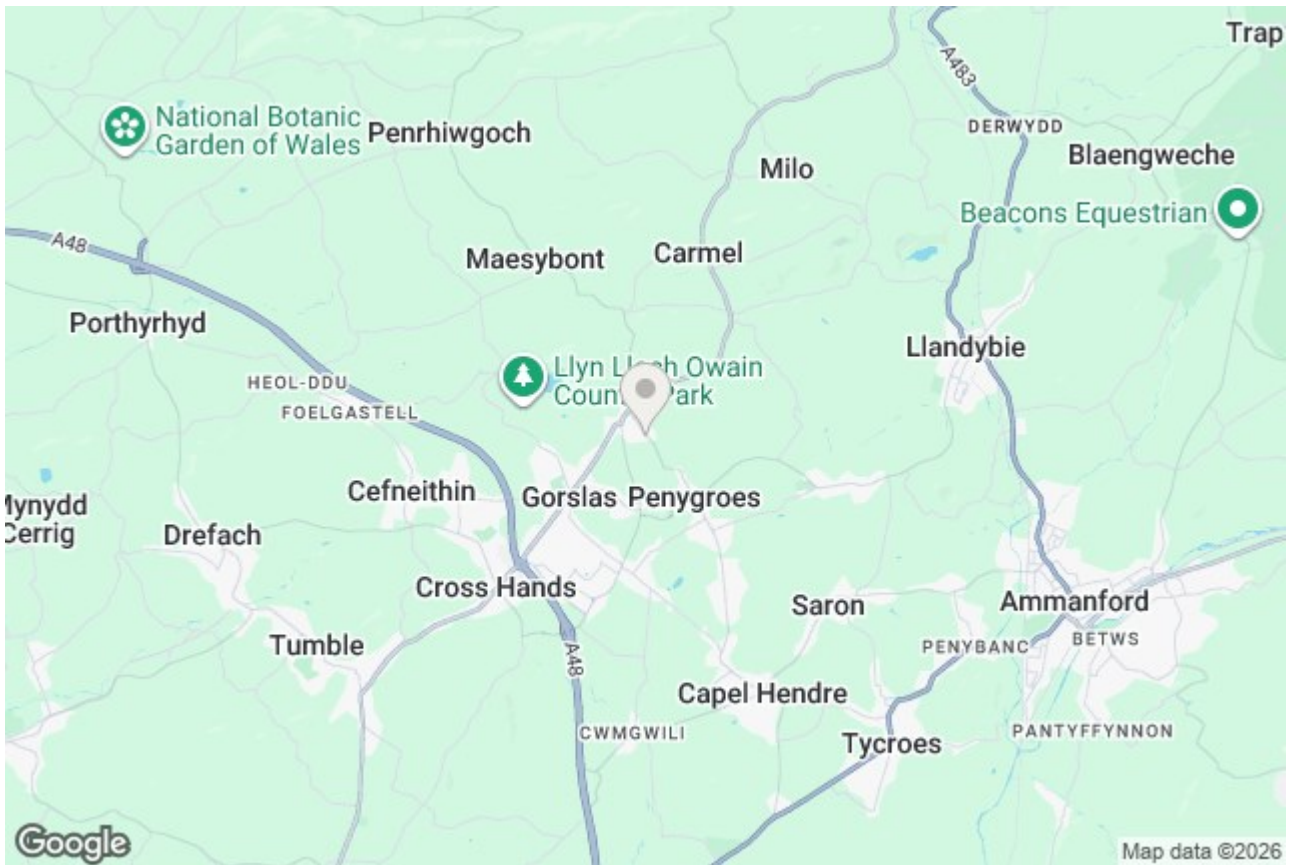
### Penarth

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Follow us on





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