

Bryn Tirion

Pontyberem, Llanelli SA15 5BX

- Building Plot
- Detailed Planning Permission
- Detached Dwelling
- Countryside Views
- Village Location
- Call our office for Further Details

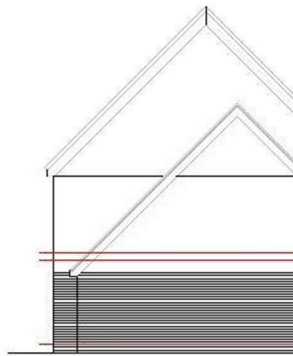
Asking Price £60,000 Freehold





Location

An opportunity to purchase a Building Plot located in the Village of Pontyberem with far reaching countryside views. Detailed planning permission is granted for a four bedroom detached dwelling. More information can be found on the Carmarthenshire County Council website using the planning application reference S/21463. Please note the Vendor has advised that there is No Affordable Housing contribution required for this development, as planning permission was granted before 2018.



Side Elevation



son



Side Elevation















**Local Authority
Council Tax Band
EPC Rating**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Cymru Estates Sales Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.