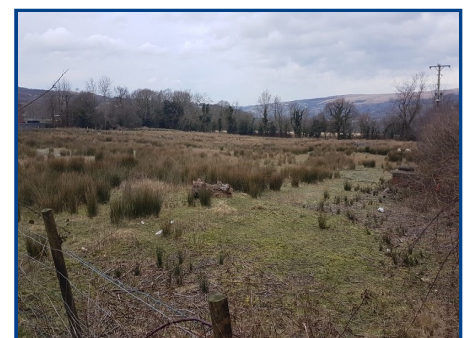
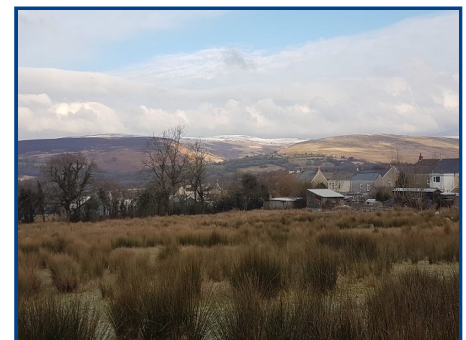
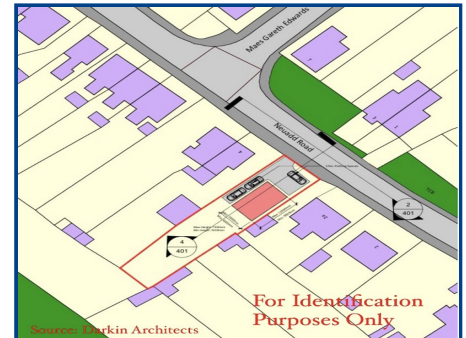
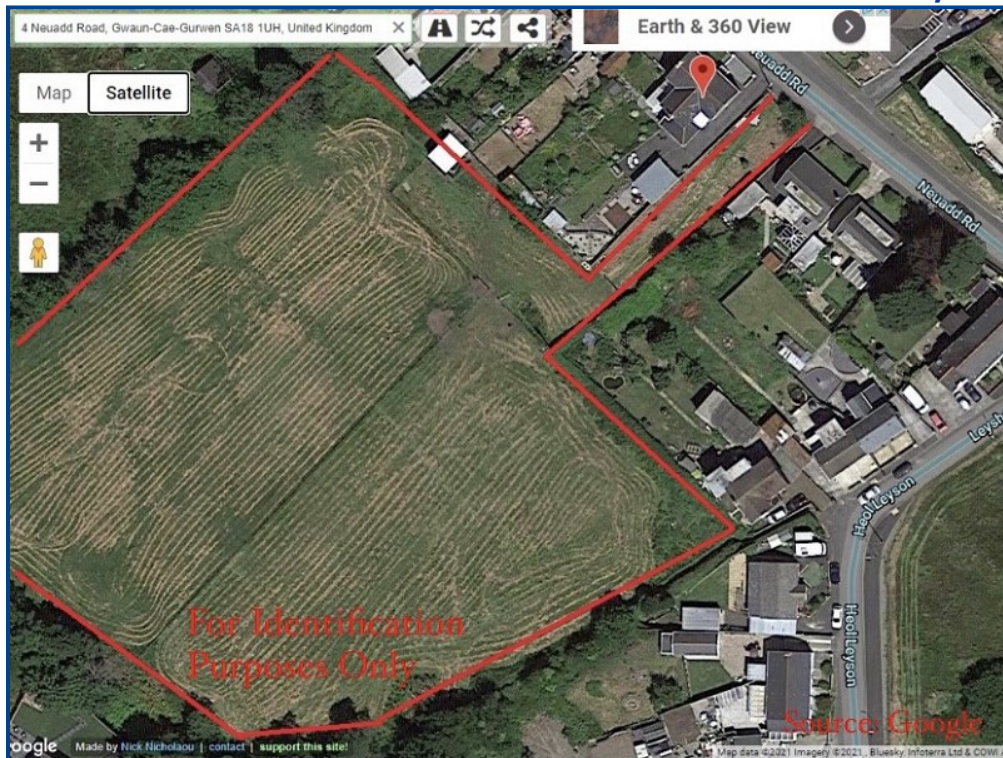


**Land between 2a and 4 Neuadd Road  
Gwaun Cae Gurwen  
Ammanford  
Carmarthenshire  
SA18 1UF**

Price **£123,500**



- Building plot with outline planning permission
- Approximately 3 acres
- Planning Application Number P2020/0843
- Views over surrounding countryside
- Barn/Cowshed

## General Description

We are pleased to offer for sale this building plot in approximately 3 acres on a side road, off Neuadd Road, in the village of Gwaun Cae Gurwen with views over surrounding countryside. Situated close to local amenities including a shop, hairdresser, cafe, public house.

## Neuadd Road, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

### Property Description

We are pleased to offer for sale this building plot in approximately 3 acres on a side road, off Neuadd Road, in the village of Gwaun Cae Gurwen with views over surrounding countryside. Situated close to local amenities including a shop, hairdresser, cafe, public house and Ammanford town centre approximately 6 miles away with further amenities including banking, supermarkets, railway and bus connections and M4 connection at Pontabraham.

The building plot has outline planning for a detached dwelling, further details available on the Neath Port Talbot County Borough Council website - Application Number P2020/0843.

There is a barn/cowshed on the land.

### Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, ( public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

### Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only . The purchasers shall be deemed to have satisfied

themselves as to the description of the property . Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Health & Safety

Given the potential hazards of rural property we as you to be as vigilant as possible for your own safety when making your inspection.

### Agents Note

There has been Knotweed noted at the edge of the field and treatment in place.

There is a public right of way at the top of the field which is fenced off from the field.

### Note.

The plot provides options for potential purchasers, including develop a property with a large garden or paddock, and possibly small holding with opportunity to keep livestock. Located in a village location with countryside views.

### Directions

Leave Ammanford on High Street turning left at the t-junction. Proceed through the villages of Glanamman and Garnant on entering Gwaun Cae Gurwen turn left before the level crossing. Proceed towards Brynamman turning left into Neuadd Road where the building plot 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](mailto:surveys@ctf-uk.com).