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THORNES

**ESTATE
AGENTS**

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**PLOT 2, ADJ. 78 ELGIN ROAD, PWLL, LLANELLI,
CARMARTHENSHIRE**



OFFERS IN THE REGION OF £87,000

- **BUILDING PLOT**
- **OUTLINE PLANNING PERMISSION FOR ONE DETACHED DWELLINGHOUSE**
- **LOCATED IN POPULAR LOCATION**
- **LOVELY COASTAL VIEWS**

PLOT 2 ADJ 78 ELGIN ROAD,
PWLL, LLANELLI

LOCATION

The plot is located in an elevated corner position on the western side of Pwll village with its range of local facilities. Llanelli town centre with its district facilities is approximately 2 miles to the east and the Llanelli Coastal Park is within a few minutes walk. The M4 Motorway at Hendy (Junction 48) is approximately 8 miles to the east.

DESCRIPTION

The relatively level rectangular is slightly raised on a bank above School Road with coastal views to the front and rear. Approximate dimensions and areas are as follows:-

FRONTAGE – 16.8m/55ft 1ins approx.
WIDTH – 16.8m/55ft 1ins(max.)approx.
DEPTH – 25.6m/84ft 0ins(max.) approx.
AREA – 0.0422HA/0.104 acres approx.

TITLE

It is understood that the land is of Freehold tenure although no title documentation has been inspected.

SERVICES

It is understood that mains electricity, water, gas, sewerage and drainage are available subject to arrangement with the relevant statutory undertaker.

PLANNING

Outline Planning Permission for the development of one detached dwelling was granted on the 22nd November 2010 (Application No. S/20025).

VIEWING - Strictly by appointment with THORNES.

DIRECTIONS

From Llanelli town centre, proceed west to Pwll and continue through the village, after passing the entrance to Pwll Park on the left, take the next turning right into Elgin Road, bear right up the hill, take the first turning left into School Road where the plot will be found immediately on the left side.



PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the a contract.
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