

**EST.
1972**

THORNES

**ESTATE
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ
Tel. 01554 757654 : Fax. 01554 756741 : Email: info@thornesllanelli.co.uk

BUILDING PLOT ADJACENT TO 4 GORSFACH, DAFEN, LLANELLI



ASKING PRICE: £57,500

LOCATION

The plot is located in a prominent position just off the A4138 Llanelli to Hendy relief Road approximately one mile from Dafen village and two miles from Llanelli town centre. The M4 motorway at Hendy (Junction 48) is approximately four miles.

DESCRIPTION

The plot is adjacent to 4 Gorsfach and is generally level and widens to the rear partly behind the adjacent garden. Foundations have been dug ready for building work to commence. Approximate dimensions and areas are as follows:

VIEW ALL OUR PROPERTIES AT: www.thornesllanelli.co.uk

“Thornes” is the trading name of Thornes Limited registered in Wales.
Company Registration Number 6544831

**EST.
1972**

THORNES

**ESTATE
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ
Tel. 01554 757654 : Fax. 01554 756741 : Email: info@thornesllanelli.co.uk

<u>FRONTAGE:</u>	6.60m/21'8"
<u>MINIMUM DEPTH:</u>	28m/91'10"
<u>MAXIMUM DEPTH:</u>	34m/111'6"
<u>REAR BOUNDARY:</u>	15.8m/51'10"
<u>MAXIMUM WIDTH:</u>	17.90m/58'8"
<u>AREA:</u>	0.031 HA / 0.088 Acres

TENURE

It is understood that the tenure is freehold although this has not been verified.

SERVICES

It is understood that mains electricity, gas, sewerage and telephone facilities are available subject to arrangement with the relevant statutory undertakers.

PLANNING

Detailed planning permission has been granted for the construction of a detached three bedroom house with separate garage. Further details are available upon request.

VIEWING

Viewing is by attendance on site at the convenience of prospective purchasers.

DIRECTIONS

From this office proceed eastwards for two miles to the Trostre Roundabout and take the first exit sign posted A4138 towards the M4 motorway. At the next roundabout take the third exit to the Bryn. The plot will be found on the next bend at the bottom of the hill on the right hand side.

VIEW ALL OUR PROPERTIES AT: www.thornesllanelli.co.uk

"Thornes" is the trading name of Thornes Limited registered in Wales.
Company Registration Number 6544831



**EST.
1972**

THORNES

**ESTATE
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ
Tel. 01554 757654 : Fax. 01554 756741 : Email: info@thornesllanelli.co.uk



ALL OUR PROPERTIES AT: www.thornesllanelli.co.uk

"Thornes" is the trading name of Thornes Limited registered in Wales.
Company Registration Number 6544831

