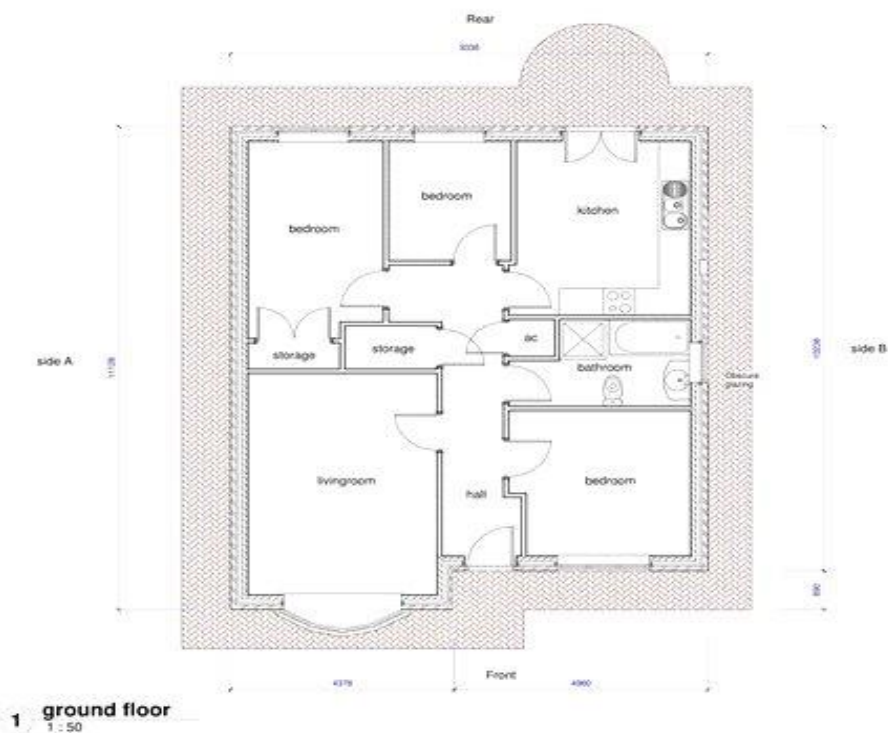


Rev	Description

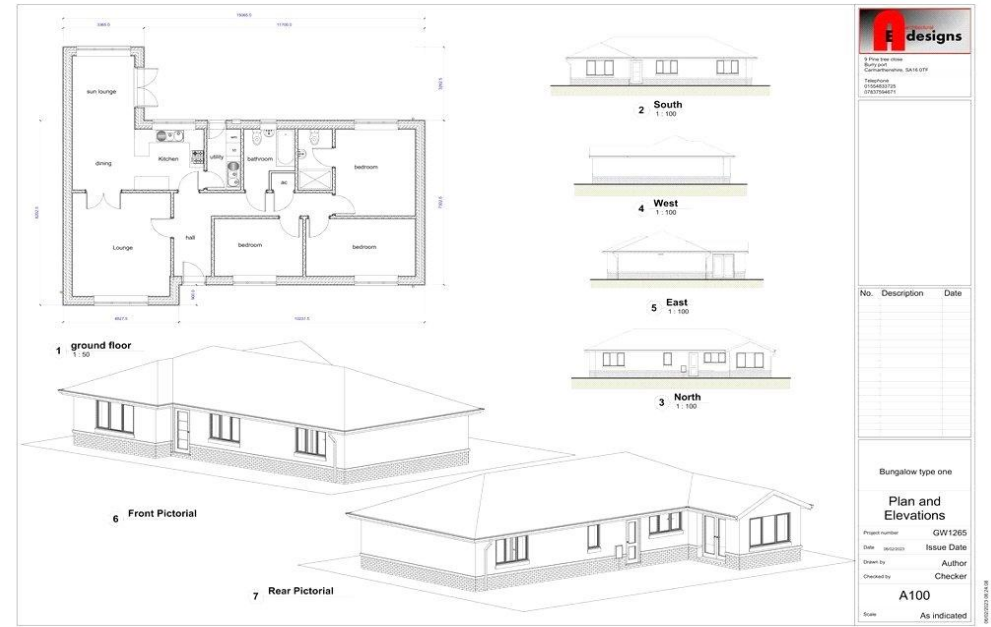
CODE	SUITABILITY DESCRIPTION

PROJECT
Bungalow at Gwel

EPC: No
EPC

Heol Llanelli, Trimsaran, Kidwelly
Offers in the region of: £110,000

**John
Francis**







Development Opportunity

John Francis are pleased to present an excellent opportunity to acquire a residential building plot situated within the popular village of Trimsaran.

The plots benefit from detailed planning permission for the construction of a detached three-bedroom bungalows, making it ideal for developers, investors, self-builders, or those seeking a bespoke new-build home in a sought-after location.

The approved designs comprise spacious detached bungalows offering well-proportioned accommodation, together with garage and private off-road parking and garden areas. Mains services are available nearby and are intended to be connected to the development, subject to the necessary consents and regulations.

The site occupies a convenient position within the village, providing easy access to local amenities, schools and transport links, whilst also being within comfortable reach of Kidwelly, Llanelli and the Carmarthenshire coastline.

Viewing of the site is highly recommended to fully appreciate the potential on offer. Planning documents are available upon request.



Council Tax Band: **NA**

Tenure: **Freehold**

Viewing by appointment

T: 01554 773051

E: llanelli@johnfrancis.co.uk

27 Murray Street, Llanelli, Carmarthenshire, UK, SA15 1AQ



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

John Francis is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

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