

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **FREEHOLD DILAPIDATED COTTAGE IN THIRD ACRE.**
- **EXCELLENT RE-DEVELOPMENT OPPORTUNITY.**
- **SET BACK OFF B4309 'CARMARTHEN TO PONTYATES' ROAD.**
- **3 MILES 'COLEG SIR GAR' AND 'BRO MYRDDIN' SECONDARY SCHOOL.**
- **DETACHED CONCRETE BLOCK BUILT DOUBLE GARAGE.**
- **RESERVED MATTERS APPROVED FOR THE SITING OF A 2 BEDROOMED DETACHED BUNGALOW AND GARAGE.**
- **NO FORWARD CHAIN.**
- **4 MILES 'MORRISONS' SUPERMARKET AND THE A48 DUAL CARRIAGEWAY.**

**No 2 Cloigyn Cottages,
Cloigyn, Pontantwn
Kidwelly SA17 5ND**

£195,000 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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The Property
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

*A freehold stone built **DILAPIDATED COTTAGE** and detached concrete block built **GARAGE** set in a **THIRD** of an **ACRE** having the benefit of **planning permission** for the siting of a **2 BEDROOMED DETACHED BUNGALOW** and **DOUBLE GARAGE** located set back off the road at the small hamlet of 'Cloigyn' which in turn is located amidst the 'Nant Rhydw' river valley on the **B4309 Carmarthen to Pontyates Road (bus route)** within **3 miles** of '**Coleg Sir Gar**' and '**Bro Myrddin**' Secondary School, is within **3.5 miles** of the **A484 'Carmarthen to Llanelli'** trunk road, is within **4 miles** of '**Morrisons**' Supermarket and the **A48/A40 trunk roads** and is located some **4.5 miles south** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

The site occupies approximately a **third of an acre** that is approached via a shared access over which the property has a right of way.

GREENHOUSE

DETACHED DOUBLE GARAGE 24' 10" x 20' (7.56m x 6.09m) with inspection pit. Boarded personal door. 3 Windows. Up-and-over garage door. Telephone point. Concrete block built.

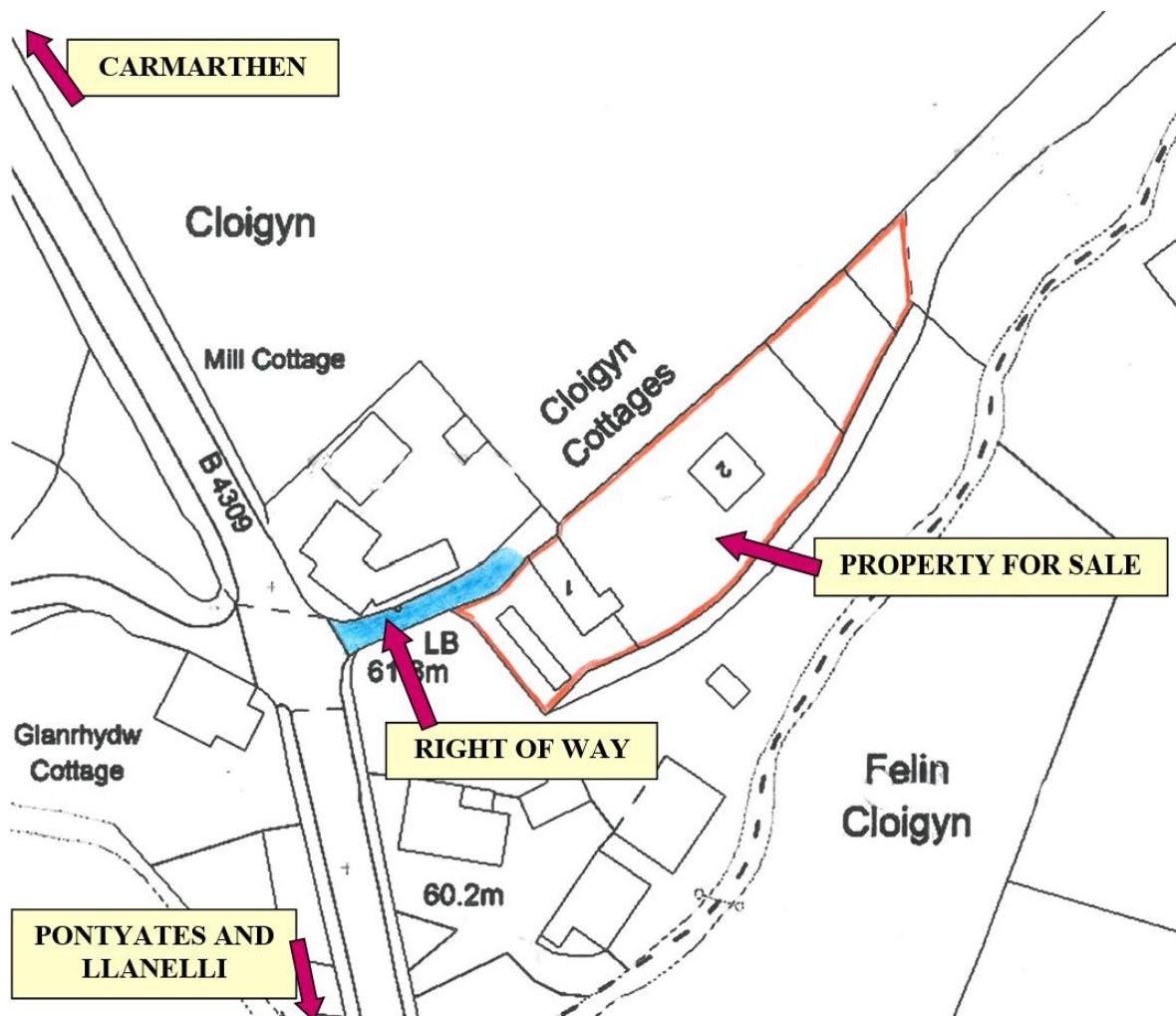
C. I. STORESHED

PLANNING PERMISSION

Outline Planning Permission under Planning Reference Number D4/A/11561/14 for the siting of a bungalow was granted on the 5th July 1984. **Approval of reserved matters** for the construction of a bungalow with garage on the site of the old ruin at Cloigyn Cottage, Pontantwn was granted under Planning Application Number D4/A/11881/14 on the 3rd October 1984. The plans would indicate that the consent was for the construction of a **2 bedroomed detached bungalow and detached double garage**. A copy of the Planning Permission etc are available of the agents offices.

We are informed that as a result of the **detached double garage** being built that the informal view of the Planning Office of Carmarthenshire County Council is that a **material operation has been carried out** on the land which constitutes a **commencement of development** under the provisions of Section 56 of the Town & Country Planning Act 1990 and as a result the development can be completed provided it accords with the approved plans.





NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

ENERGY EFFICIENCY RATING: - N/A

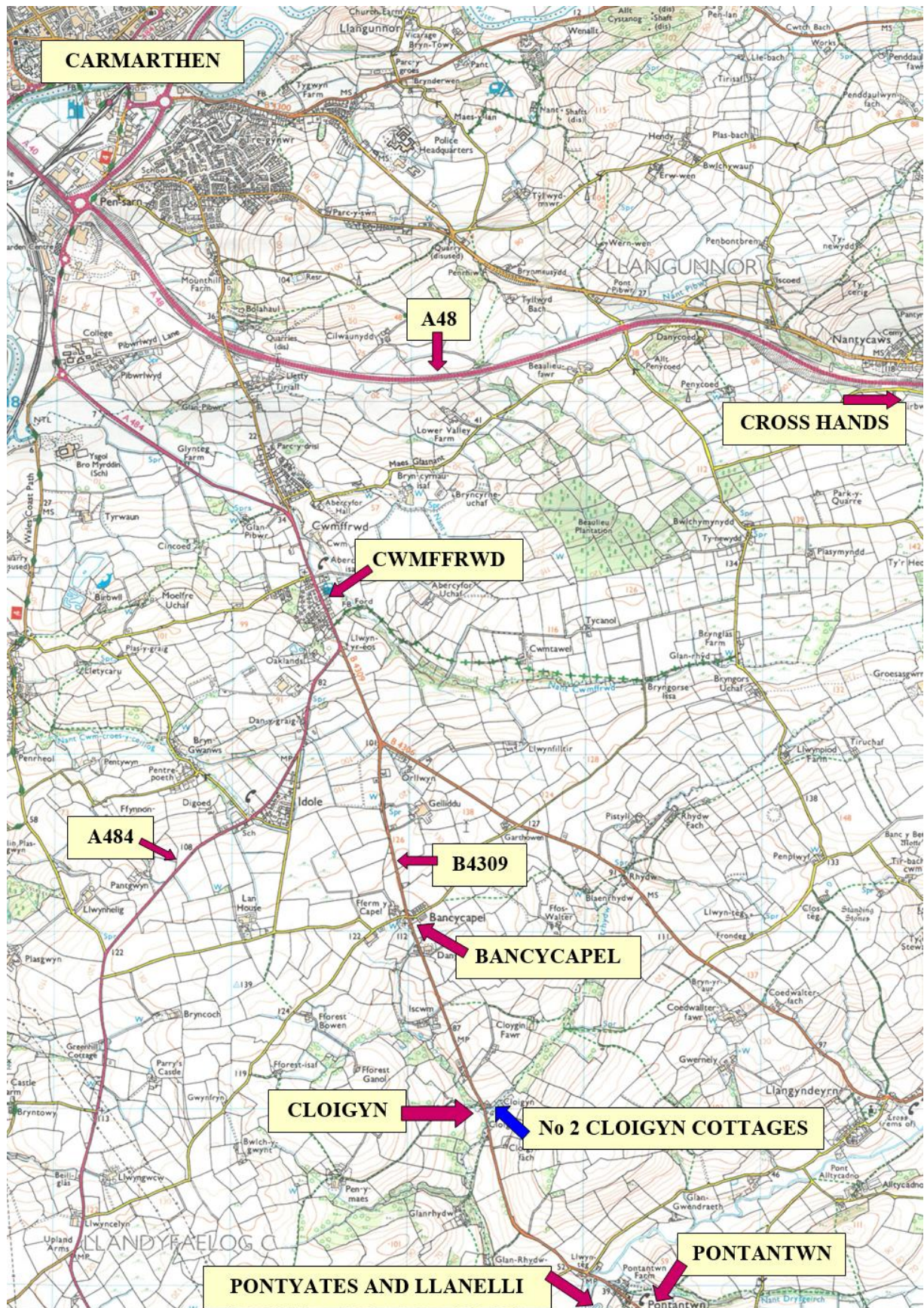
SERVICES: - Mains electricity and water are available on site. Private drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – To be assessed.

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

DIRECTIONS: - From **Carmarthen** take the **A484 Llanelli Road south** and having travelled through **Cwmffrwd** past the 'M.G.' Car Dealership **fork left** onto the **B4309 Pontyates Road**. Travel **past** the left hand turning for Pontyberem continuing through the hamlet of **Bancycapel**. Travel down the road and upon entering **Cloigny** the entrance to the property will be found on the **left hand side** on the **left hand bend before** Cloigny Mill and the **stone parapet wall**.



VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

24.12.2025 - REF: 7144