



Barn Conversion At Llain, Llangynin, St Clears – SA33 4JY

Offers in Region of £185,000

jmorris.com



Barn Conversion At Llain, Llangynin

St Clears, Carmarthenshire

An old detached farm outbuilding with planning permission for use as a Yoga Studio, Mediation Hall and Treatment Room. Carmarthenshire CC planning application number PL/09711. The building is set within a good size plot with garden areas to the front and back. Situated within the village of Llangynin, West Carmarthenshire. Details of the full permission can be found via the planning portal on Carmarthenshire country councils website, using the application number provided.



Situation

The property is located in a most convenient setting within the small village of Llangynin which lies a mile or so north west of the small town of St Clears which has the benefit of a good range of local services and facilities. The A40 dual carriageway which provides an excellent link to the larger town of Carmarthen, some 10 miles or so to the east lies within easy reach as indeed do the towns of Whitland, Narberth, etc and the superb scenery of the west Wales coastline. The property enjoys an outlook over the surrounding countryside.

Planning

Please review the planning documents under application PL/09711 via Carmarthenshire Country Councils Planning Portal.

Services

We are not aware of any services connected. Buyers should make their own enquiries with regards to connection fees. Tenure: Freehold

Directions

From the town of St Clears, pass the Spar mini-market and take the right hand turning for Llangynin. Follow the signs to the village for approximately 3 miles or so. Just as you come into Llangynin, you'll see the property on your left hand side, as identified by our JJ Morris for sale sign. What3words: [///crystal.flask.paper](#)

Anti Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

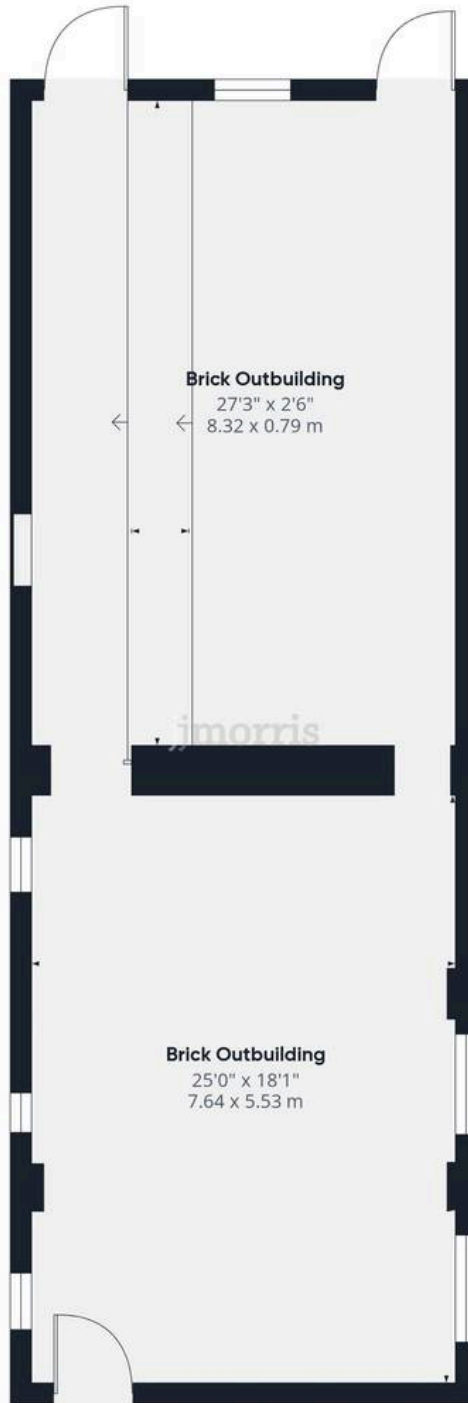
Access

Permission has been granted for access directly to the property from the village road.



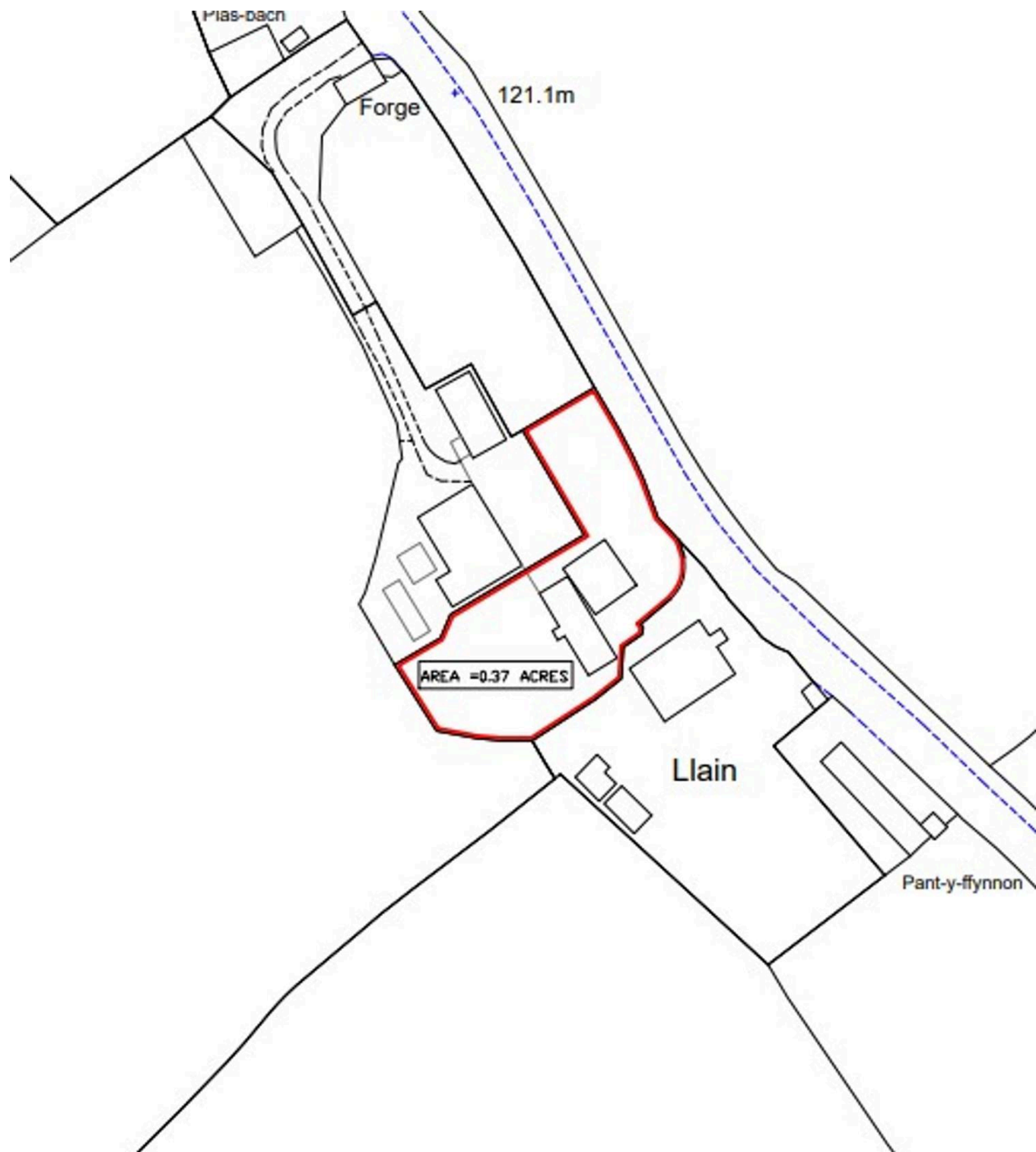


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