



Rhosycelyn Yard & Shed, St Clears, Carmarthenshire – SA33 4JP

Offers in Region of £145,000

**jmorris**.com

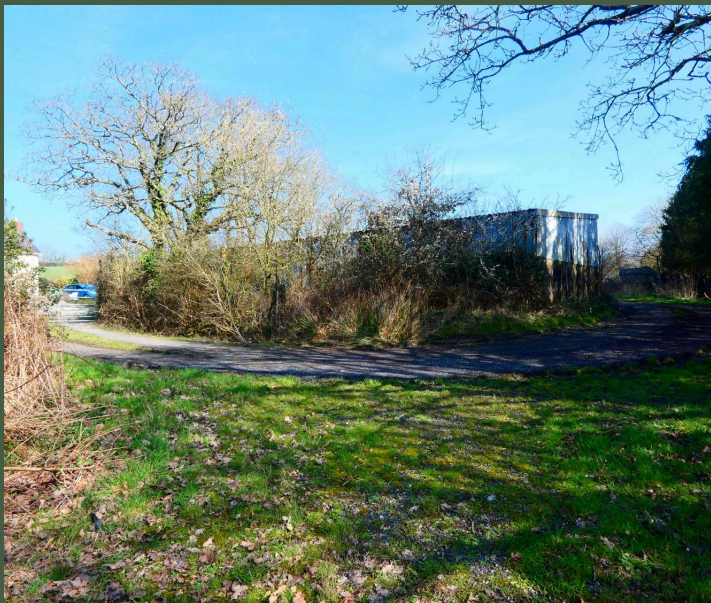


## Rhosycelyn Yard & Shed, St Clears

Carmarthenshire

A plot of land situated along the A477, just outside the town of St Clears, currently offering a good sized hardstanding yard with 60×20ft shed, having permission granted for use as a builders storage yard, and also planning permission granted for a single new build 3 bedroom dwelling house.

Tenure: Freehold



**Situation**

The property is conveniently situated off the A477 within the outskirts of St Clears town centre, making this a very good location for use as a builders yard, for its ease of access to the major roads and towns in the area, such as Carmarthen, Pembroke, Narberth and Haverfordwest. The south Carmarthenshire & Pembrokeshire coastlines are within easy driving distances, with popular destinations and resorts close by at Saundersfoot, Pendine, Tenby etc.

**Further Description**

The yard and shed currently provide an excellent opportunity for use as a storage/builders yard, with secure gated access and a level hardstanding yard with plenty of space for parking and turning. The detached shed measures approximately 60ft x 20ft with a concrete base and pitched roof.

**Planning Info**

The property also benefits from planning permission granted for a single dwelling house and permission to convert the shed into a garage/hobby room. The Carmarthenshire County Councils planning application numbers are: Builders Storage Yard – Application No. W/33498 New Dwelling House – Application No. W/37870

**Services**

The seller has informed us that mains electricity, mains water and mains drainage are available to the plot.

**Access**

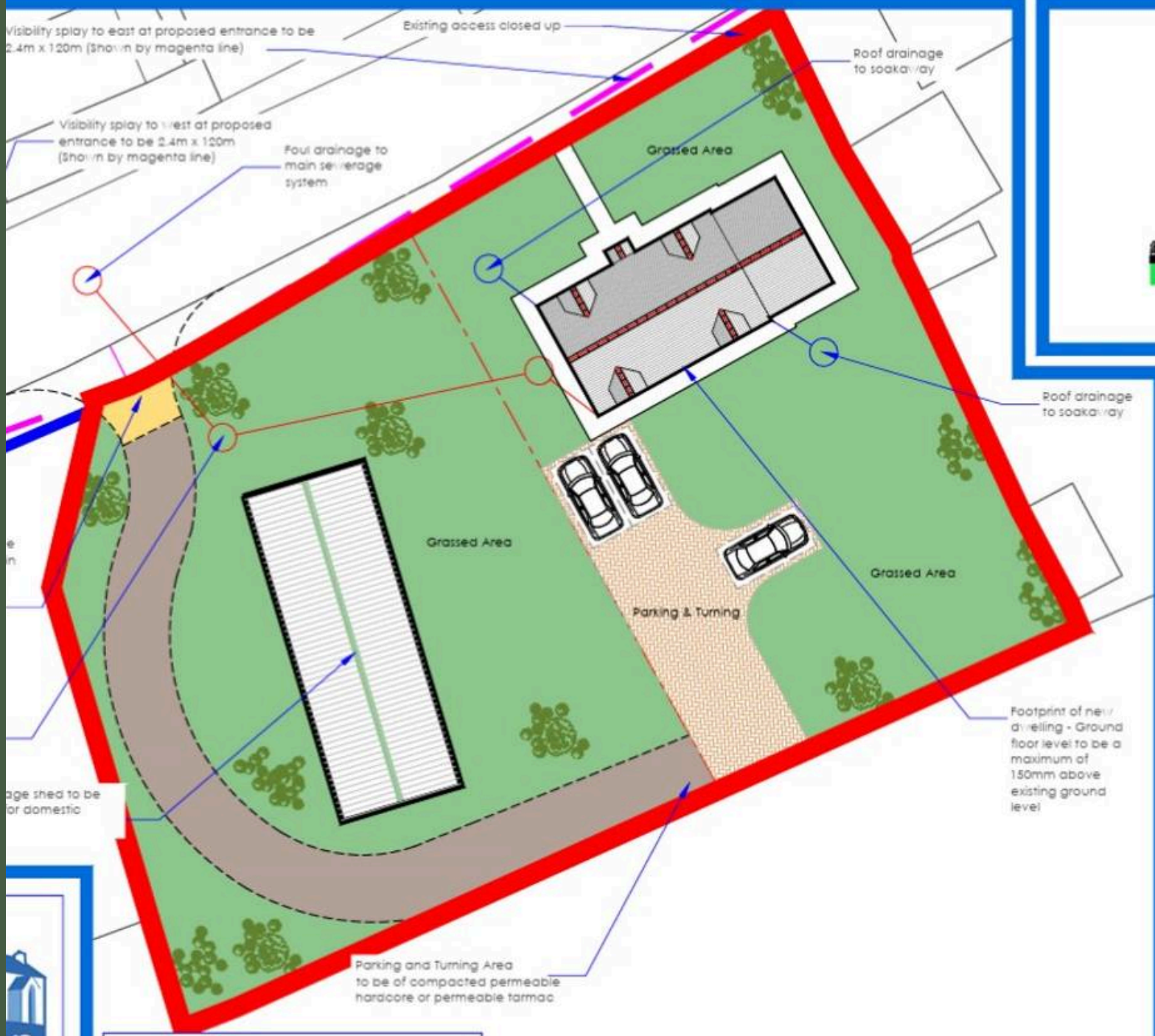
Access to the property is partly shared which will require a joint responsibility for maintenance.

**Directions**

From St Clears, travel to the A40 roundabout by McDonalds and take the junction onto the A477 signposted Pembroke Dock. Travel past the petrol station on your right and past the Savoy Country Inn on your left. Proceed for only 150m or so and the yard entrance is on the left hand side, identified by our JJ Morris for sale sign.

**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.




### Landscaping

-  Drive / parking area paved with permeable brick or block paviments
-  Tarmacadam or concrete apron road area finish - to be agreed with local authority highways department
-  Grassed garden areas to front and rear of dwelling

 Various ornamental plant species

NOTE - All existing banks supplemented with additional native shrubs/plants to increase density/screening

 Surface water drain / soakaway

 Foul drain to connect to main sewer

NOTE - Service positions are suggested only and are subject to Engineers or service providers design/details, and are for assistance only

**Total Red Line Area = 1656.00 m sq**  
**Footprint of Dwelling = 95.00 m sq**  
**Height to Ridge = 7.50m**  
**Height to Eaves = 4.30m**  
**Length = 14.35m**  
**Width = 6.70m**

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Note  
Boundaries to remain as existing



## JJ Morris Narberth

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