



## Land Adjoining Yspitty Road, Bynea, Llanelli, Carmarthenshire. SA14 9TD

- 1.6 Acres.
- Located on fringes of Bynea.
- Benefits from Planning Consent for mixed use.
- Extensive Road Frontage and Access.
- Block of Accommodation Land.

## Offers In Region Of £125,000

Strictly By Appointment Only - Contact Swansea Office - 01792 650705

Druslyn House  
De La Beche Street  
Swansea  
West Glamorgan  
SA1 3HH

DX: 39568 SWANSEA 1  
T: 01792 650 705  
F: 01792 468 384  
E: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)  
W: [www.reesrichards.co.uk](http://www.reesrichards.co.uk)



## General Description

The property is a block of accommodation land located in Bynea, an urban village situated on the fringes of the Loughor Estuary, being on the Carmarthenshire/ City and County of Swansea border, fronting onto the A484 being the main highway connecting the two counties and the property to the nearby towns of Goresinon and Llanelli which are approximately 4 miles equidistant.

Junction 47 of the M4 lays some 6 miles to the north.

## Land

The property comprises a block of accommodation land, being of a regular shape and level and amounting to approximately 1.6 acres, being contained within a secure boundary fence and benefitting from extensive road frontage and access onto Yspitty Road.

The land lies opposite and adjoins residential properties, but retains many characteristics associated with Bynea's industrial past.

The planning consent is referenced S/34286 within Carmarthenshire County Council planning system and detailed as follows:-

Date Valid: 2016-08-12

Application Type: Full Planning

Proposal: CONSTRUCTION OF A RETAIL CONVENIENCE SHOP AND CAFE, WITH ASSOCIATED ACCESS AND LANDSCAPING WORKS Location: LAND OFF HEOL Y BWLCH AND YSPITTY ROAD, BYNEA, LLANELLI, SA14 9TD

## Services

Does not benefit from any main services, mains water is located in the nearby public highway.

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

## Directions

Follow the A484 from Swansea, take the road to Bynea, travel some 300 yards and the land can be found on the right hand side of the road adjoining Yspitty Road.

These particulars are prepared for the guidance of prospective purchasers, and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract.