

**NEW INSTRUCTION**



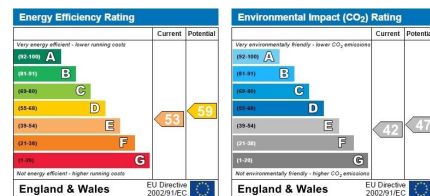
## Neuadd Wen Lodge, 78 Black Lion Road, Gorslas SA14 6RU

Offers in the region of £300,000

EER 53 EIR 42

Development Opportunity  
Property in Need Of Complete Refurbishment

Various Outbuildings to Include Agricultural Building 45'4 x 20'  
Potential Residential Development (stpp)



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**HC/DT/74786/190220**

**DESCRIPTION**

Of interest to investors/ developers a detached dormer style property in need of complete renovation situated on Black Lion Road in the village of Gorslas. The property offers excellent potential, has various outbuildings to include a newly built agricultural building, day room & garages. There is potential to run a small yard/ business from the property (stpp), although equally suitable for residential development (stpp). The property is approached via electric gates with a tree lined driveway leading to the development. Out of town retailers are located at Cross Hands business park. Ease of access to the M4 motorway & link roads are via the A48 dual carriageway connection at Cross Hands.

**SITUATION**

Situated between Cross Hands and Gorslas, within ½ mile of M4 dual carriageway connection at Cross Hands. The village itself offers excellent day to day shopping facilities with growing business park and industrial units in the area with good opportunities for jobs. Cross Hands is a central location with good access to M4, Swansea, Llanelli, Llandeilo, Ammanford and Carmarthen.

**PROPERTY**

Approached via electric gates to the tree lined driveway leading up to ample parking and turning area to front and side of property. The residence itself offers four bedroom detached accommodation, is in need of extensive work but offers good potential.

**DAY ROOM ACCOMMODATION**

27'3 x 10'7 (Exclduing utility area) (8.31m x 3.23m (Exclduing Double glazed windows & double glazed door to front, kitchen area fitted with a range of wall & base units, single bowl sink unit & draining board, tiled flooring. Utility & cloakroom with tiled flooring, plumbing for washing machine, WC (not connected), pedestal wash hand basin, door to rear.

**OUTBUILDINGS**

Various outbuildings to include 4 **GARAGES, NEWLY BUILT AGRICULTUREAL BUILDING - 45'4 x 20'1** and yard.

**PLANNING POTENTIAL**

It should be noted that the property is situated on the edge of the industrial park which is currently in development. Cross Hands is a fast growing village and the property itself offers great potential for yard to run a business or similar also a potential residential development subject to the necessary planning consents. A secluded position is offered although conveniently situated for quick access to the dual carriageway and the two villages of Gorslas and Cross Hands.

**SERVICES**

We have been advised mains water, electric are connected to the property. Private drainage.

**VIEWING**

By appointment with the selling Agents on 01269 592401 or e-mail ammanford@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**TENURE**

We are advised that the property is

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From our Ammanford office proceed to the traffic lights turning right onto Wind Street. Continue straight through the roundabout onto the villages of Penybanc and Tycoes. Take the second right hand turning after the Mountain Gate sign posted Capel Hendre. Continue through the village of Capel Hendre passing through the square and continue along the road taking the left hand turning onto Black Lion Road. Proceed towards the end of the road passing the signpost for Gorslas and the former Black Lion Inn public house whereby the property will be located on the left hand side.