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Mannor Homes Garnfoel House  
Garnfoel  
Penygroes  
Llanelli  
SA14 7PS

3<sup>rd</sup> April 2023

Dear Mr Phil Mann & Mr Richard Phillips,

Re: Land at Waterloo Road, Penygroes, Llanelli Carmarthenshire SA14 7PN

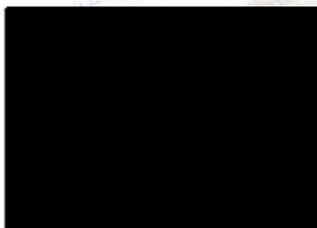
Thank you for inviting us to inspect your Land and to provide you with an up to date market appraisal. In an assessment of this nature, it is impossible to be precise, however our advice is based on research into the current market and extensive local knowledge.

With this in mind, we would suggest that the land should achieve a price of £550,000 if planning is brought forward and successful with valued consent circa.

This should be reviewed on a regular basis with a full review after eight weeks of marketing. This review ensures that we are on the right track and that your property does not remain unsold for an extended period of time.

We are confident that our pro-active approach to marketing combined with our customer care program will be instrumental in securing you a buyer at the best possible price and in the timescale that you require.

We look forward to your instructions to market the property, in the meantime please contact us if you have any further enquiries.



Cymru Estates