

A rare and exciting opportunity. A convenient edge of Village parcel of land of approx. 4 acres split into two paddocks. Near Llanybydder, West Wales



Parcel of Land at Ty Mawr, Llanybydder, Carmarthenshire. SA40 9RB.

£100,000

REF: A/5173/LD

- *** A delightful and convenient parcel of land of approx. 4 Acres *** Edge of Village position with two gated access points
- *** Two good sized level pasture paddocks intersected by a small stream/ford *** Mature hedge rows and natural shelter
- *** Suiting Pony paddock or for Animal grazing
- *** Withing walking distance to the Market Town of Llanybydder *** Perfect amenity land with delightful stream *** Picturesque location *** Rural with good roadside access
- *** A lifestyle opportunity with great potential *** Good out-riding - Close to Llanllwni and the Brechfa Forest *** An increasingly rare opportunity - Viewing recommended



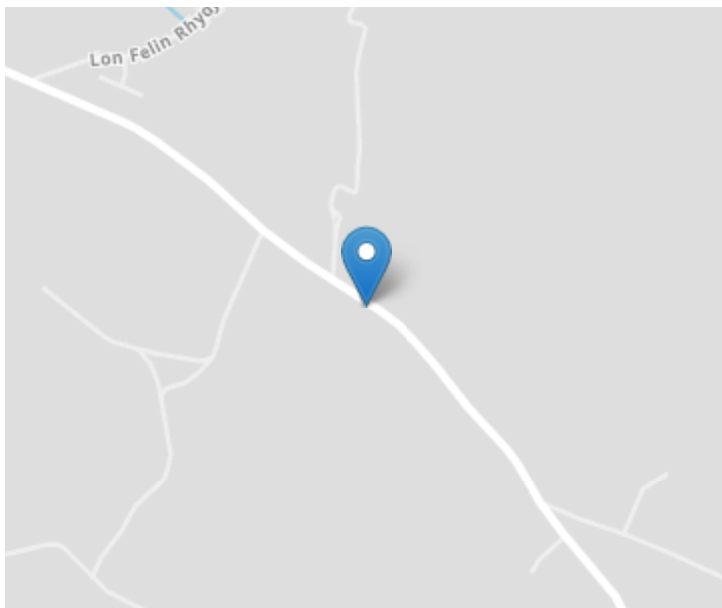
LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk



LOCATION

Well positioned in rural surroundings, approximately 1 mile from the Market Town of Llanybydder which provides an excellent range of local facilities including Primary School, Doctors Surgery, Shops, Chemist, etc., some 7 miles distant from the University Town of Lampeter offering a comprehensive range of shopping and schooling facilities, within easy travelling distance to the Ceredigion Heritage Coastline, to the West, and the County Town and Administrative Centre of Carmarthen, to the South.

GENERAL DESCRIPTION

Here is an increasingly rare opportunity to acquire a conveniently positioned parcel of land of approx. 4 acres. The land enjoys two roadside access points leading to two conveniently sized parcels intersected by a stream/ford. The land as a whole offers good pasture with mature hedge row and natural tree shelter and ideally suits those wanting to keep Animals with potential hard standing road access.

The land offers great out-riding, being close to the Brechfa Forest and Llanllwni Mountains, whilst also being 1 mile from the Market Town of Llanybydder.

This is a rare and unrivalled opportunity. A highly appealing parcel of land.

PASTURE Paddock



TWO GOOD SIZED PASTURE PaddockS



INTERSECTED BY A STREAM/FORD



AGENT'S COMMENTS

An appealing and convenient parcel of land. Edge of Village.

Services

Not applicable





Directions

From Lampeter take the A485 to Llanybydder. Turn left on the square onto the B4337 opposite Nisa. Continue along this road for approximately 1.5 miles. Continue out of Rhydybont towards Ty Mawr and the entrance to the parcel of land will be located on your left hand side opposite the road leading to Llanllwni Mountains with a Green electric Sub Station.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this beautiful property, contact us:

Lampeter
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]