

A Conveniently positioned paddock of approximately 0.75 of an acre in North of Carmarthenshire. Near Llanwrda, West Wales



Land adjoining Gilfach, Caio, Llanwrda, Carmarthenshire. SA19 8PU.

£15,000

REF: A/5274/LD

*** An attractive parcel of land *** Excellent road side access from the A482 *** An elevated position enjoying the open views of the North Carmarthenshire hills ***

*** Approximately 0.75 of an acre ***

*** Great opportunity for a small pony paddock and livestock rearing *** Recreation and amenity purposes
*** A desirable location *** In a well known agricultural area *** Easily accessible for farm machinery and livestock *** Level to gently sloping in nature ***



LAMPETER
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Location

Positioned on the outskirts Caio, which is a historical Village centred on this magnificent Church, set amongst the unspoilt area of North Carmarthenshire, between Llandovery and Lampeter. The University Town of Lampeter is within 9 miles distance, with the Market Town of Llandovery within 8 miles.

General Description

The placing of this parcel of land on the open market provides a unique opportunity for those seeking an agricultural, forestry, or similar investment parcel as a clean, healthy pastures

The land is in a very convenient and easily accessible location with direct access from the A482.

Land



Access



Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

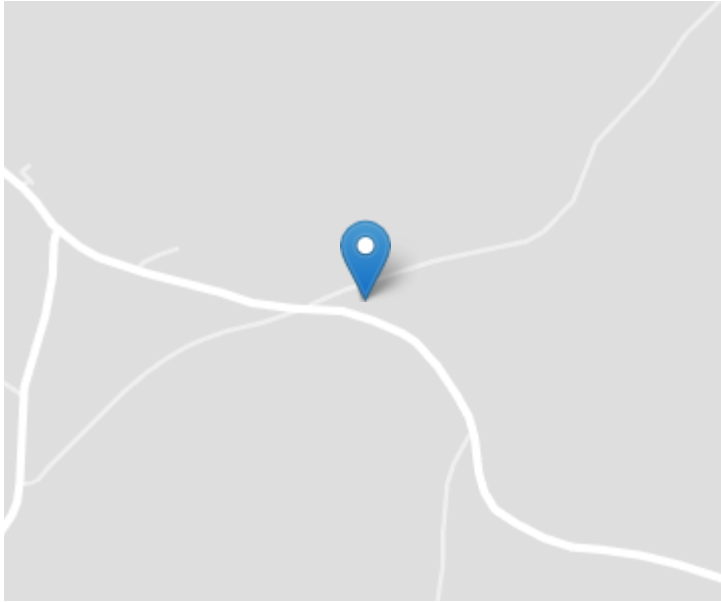
We are informed that there are no services connected to the parcel of land.



For Identification Purposes Only

Directions

From Lampeter take the A482 towards Llanwrda. Continue through the village of Pumpsaint for approximately 1 mile and just after the Caio turning on your left, the land will be seen on your left hand side as identified by the Agents 'For Sale' board.



For further information or to arrange a viewing on this property please contact :

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