

8.75 Acres of Mature Broadleaf Woodland on the Edge of Abergwili village just outside Carmarthen Town. Ideal for Amenity purposes. A Track Access from the Farmyard. Ideal Place to Get Away from it all. Could be Split.



Woodland at Gilfach Y Rhew, Abergwili, Abergwili, Carmarthen. SA32 7ER.

£65,000

A/5496/NT

8.75 Acres of Broad Leaf Woodland. Surrounded by countryside but only 2 miles from Carmarthen. The woodland can be thinned and maintained has a small clearing in the centre which has a track access from the farm and entrance track from the country road. The woodland is covered in Bluebells and attracts wildlife with Redkites flying above. Could be split into 2 lots.

Abergwili village is 1 mile and Carmarthen Town 2 miles.



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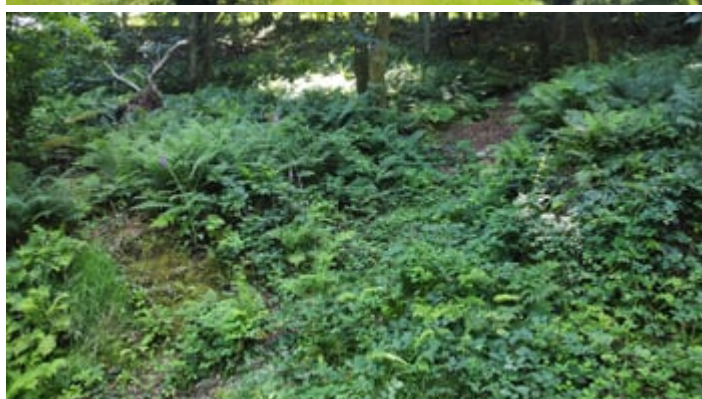
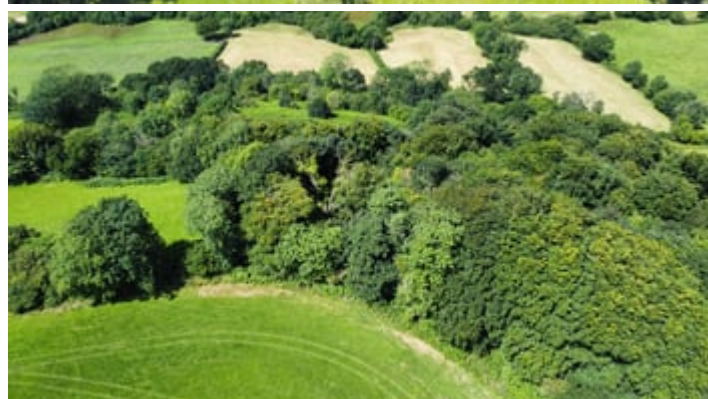
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Woodland

Over 8.75 acres of woodland being mostly broadleaf hardwood with oak, ash and younger saplings coming through naturally in the re growth. The area in the spring is covered in Bluebells and is full of wildlife and you can watch the Redkites flying above.





Services

There are no services.

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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions. From Carmarthen take the A 40 towards Nantgaredig. At the roundabout in Abergwili take the first junction off towards Peniel and turn immediate right towards Merlins Hill. Carry on this road and having passed Alltyfyreddin farm on the left Take the next turning left for Gilfach Y Rhew. Carry on and in the split of the road keep right. On entering the yard of Gilfach Y Rhew there is a left turn carry on this track down the hill and a gateway by a quarried area in front is the entrance to the woodland. Can carry on the track and in the centre of the woods there is a turning area. The track is only suitable for four wheel drive vehicles.

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

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