

Block of 18.5 Acres of land being mixed use including 8 acre Field & A Mix of Mature Broadleaf Woodland overgrown Woodland Area. Natural Water Stream. Frontage & Access via B 4300.



Land 18 acres @ Capel Isaf farm, Capel Dewi Carmarthen, . SA32 8AD.
£180,000

18.5 Acre Block of land on the edge of the village of Capel Dewi on the B 4300 road between Carmarthen & Llandeilo. Split with a mix of good grazing land and woodland with 2 natural water streams within the land. 8 Acres of grazing land gently sloping and fronting onto the B4300 road. The rest of the land is partly overgrown and mature woodland.

Capel Dewi is situated in a convenient location between the main Towns of Carmarthen 5 miles and Llandeilo 11 miles approx. with dual carriageway connection at Porthyrhyd which is 4.5 miles approx



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

Land



Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges.
Council Tax Band: D.

Money Laundering Reulations

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

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

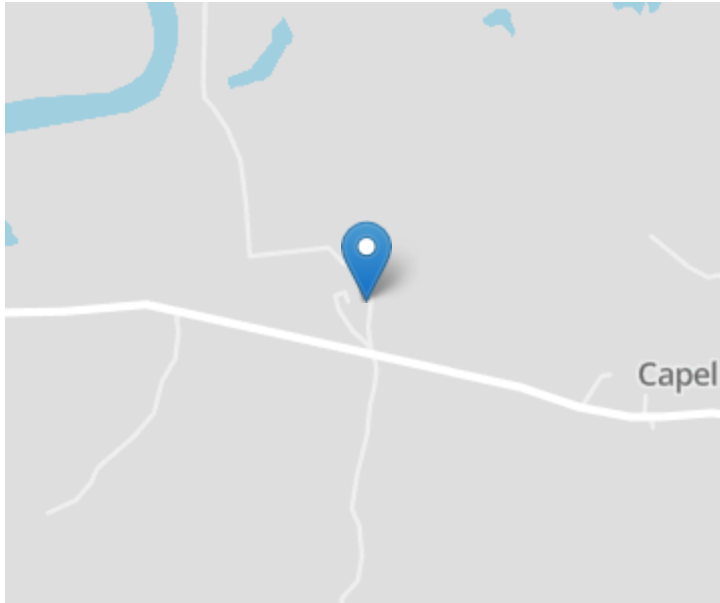
Any risk of coastal erosion? No

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

From Carmarthen travel on the old road out towards Police Headquarters, turn left For the B4300 towards Capel Dewi. Enter the village and the property entrance is the 1st on the laft hand side opposite the garage.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or carmarthen@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'.

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

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk
www.morgananddavies.co.uk



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