



Land forming part of Cwrt Farm, Llanddarog, Carmarthen, Carmarthenshire SA32 8NU

£95,000 For Sale

Property Features

- 9.37 acres contained in two enclosures
- Laid to pasture, suitable for grazing and cutting
- Suitable for a range of uses to include grazing, pony paddock and amenity purposes
- Situated on periphery of sought-after Carmarthenshire village
- 1 mile from A48 - M4 Link Road

Property Summary

A conveniently located parcel of pastureland extending to approximately 9.37 acres, contained in two enclosures situated on the periphery of the sought-after village of Llanddarog, Carmarthenshire.



Full Details

Description

An opportunity to acquire a conveniently located parcel of pastureland extending to approximately 9.37 acres, contained in two enclosures situated on the periphery of the sought-after village of Llanddarog, Carmarthenshire.

Situation

The land is located on the periphery of the popular and sought after village of Llanddarog, Carmarthenshire, accessed directly off an unclassified adopted highway. The village itself is home to a range of local amenities and services including a village store and post office, two public houses and a community primary school.

The A48 dual carriageway can be reached within a mile to the north, providing excellent road links in to the county and market town of Carmarthen, 7 miles to the north west and along the M4 corridor, with Junction 49 of the M4 being within 10 miles to the south east.

The Land

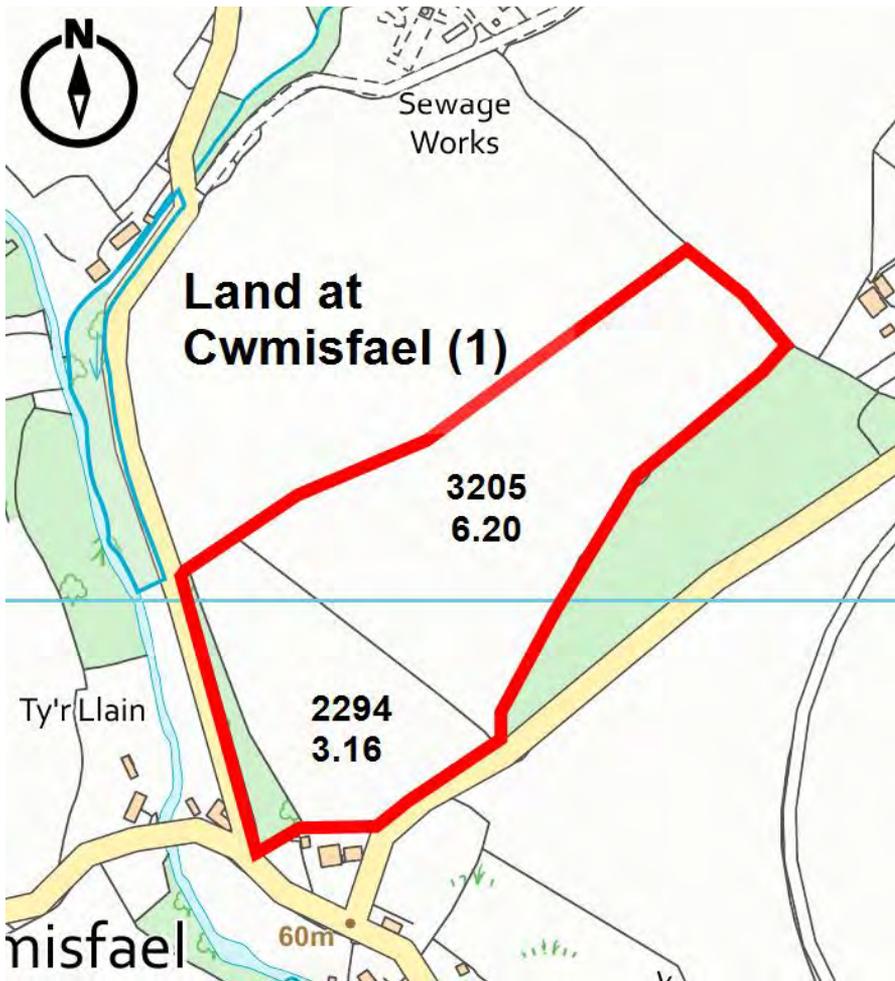
The land lies immediately west of Is-Y-Llan (Former Local Authority housing estate) accessed off the unclassified adopted highway, extending to approx. 9.37 acres (3.79 hectares), with a small area of steep valley edge mixed broadleaf woodland on the south – western boundary extending to approx. an acre.

The land is gently sloping in nature and laid to grass, suitable for grazing and cutting, contained within two fields with stockproof fencing and water trough supplied via a private water supply.

The land is identified on the attached Plan as field references 3205 and 2294.

Schedule of Area:

OS No - Ac
3205 - 6.20
2294 - 3.16



Further Information

Tenure

The property is held on a freehold basis with vacant possession upon completion.

Services

Water trough supplied by a private water supply.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.

Rights of Way, Wayleaves and Easements (if any)

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Postcode / What 3 Words

SA32 8NU

Gateway What 3 Words: ///directs.masterful.ship

Viewing

Strictly by appointment with the selling agents.

For further information please contact Rhys James at Rees Richards & Partners Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ.

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