

*A convenient parcel of land of approximately 4.25 acres. Stunning position at the foothills of the Cambrian Mountains, West Wales*



Lot 3, Land at Ffynnon Wen, Bontnewydd, Aberystwyth, Ceredigion. SY23  
4JJ.

£60,000

REF: A/5104/LD

\*\*\* A convenient parcel of land of approximately 4.25 acres \*\*\* Good roadside frontage and access \*\*\* Recently stocked fence with new gated entrance and hard standing area \*\*\* Perfectly suiting Equestrian purposes or for small Animal keeping, perfect Pony paddock or for alternative usage

\*\*\* Stunning rural position with far reaching views over the surrounding Cambrian Mountains \*\*\* A great opportunity - A Conservationist's dream with good productive pasture capabilities \*\*\* Level paddocks having drainage recently cleared \*\*\*  
Contact the Sole Selling Agents today to view



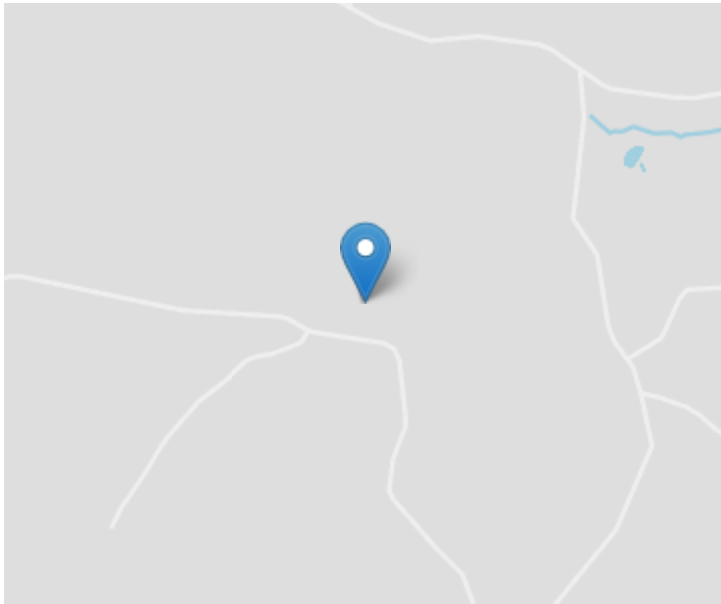
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## FIRST IMAGE



## SECOND IMAGE



## LOCATION

In delightful countryside surroundings close to the rural Community of Bontnewydd which lies some 12 miles South from the Coastal Resort University Town and Administrative Centre of Aberystwyth, some 11 miles from the Georgian Harbour Town of Aberaeron and some 7 miles from the Market Town of Tregaron in the upper reaches of the Teifi Valley in an area renowned for country pursuits that include walking, cycling, fishing and Bird watching.

## GENERAL DESCRIPTION

Morgan & Davies are delighted to market this well positioned and highly appealing parcel of land. The land extends to approximately 4.25 acres or thereabouts and is split into well managed paddocks, recently Stock proofed with good gated access point and hard standing area.

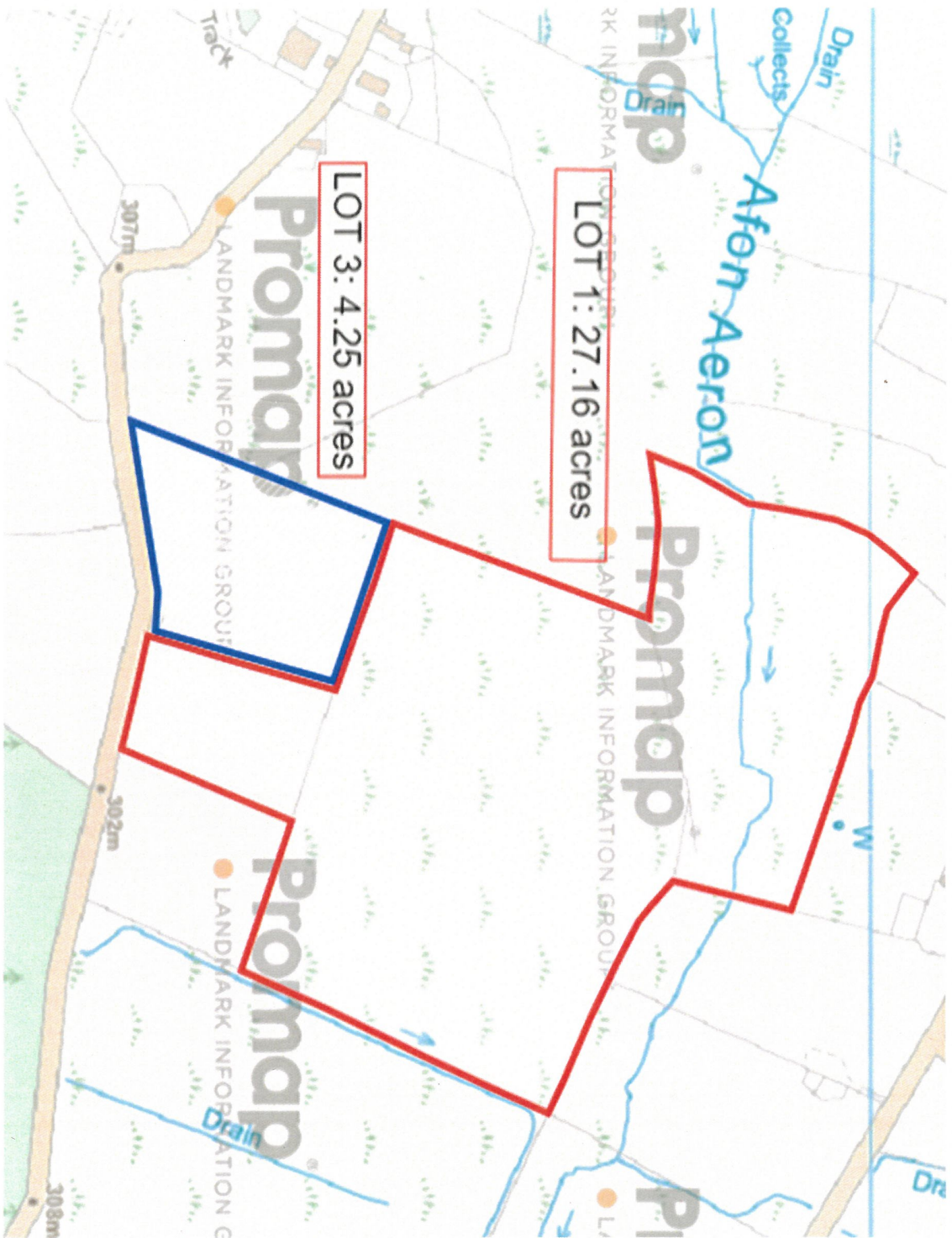
The land suits a range of uses, from Animal keeping to amenity land, and in all very appealing and a viewing is highly recommended. Contact the Sole Selling Agents today.

## AGENT'S COMMENTS

A convenient 4.25 acre parcel of land ideal for those wishing to keep some Animals or for alternative uses.

## Services

Small Wildlife pond with water source







### Directions

From Lampeter take the A482 towards Aberaeron. After 4 miles turn right onto the B4337 towards Aberystwyth. Proceed on this road for 7 miles, driving through the Villages of Talsarn and Trefilan, until you reach Cross Inn. At the crossroads beside Rhos Yr Hafod Public House turn right and continue to the Village of Bethania. At the crossroads turn left for Llangwryfron and follow this road for 2.5 miles taking the first right at the junction signposted Blaenpennal. Continue on this road for 0.5 of a mile and take the first right hand turning. Continue on this road for a further mile and the land will be positioned on your left hand side, as identified by the Agents 'For Sale' board.

What3Words: ///talker.candidate.variously

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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:

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