

70 Acres of Productive Agricultural Grazing / Cropping Land. One Block Off a Country Lane Access. South Facing & Reseeded in Recent Years. Gently Slopping Doing 4 Cuts of Silage in



**70 Acres @ Cadwgan Fawr, Llangyndeyrn, Kidwelly, Carmarthenshire. SA17
5ER.**

£550,000

A/5590/NT

Reseeded land to provide highly productive grazing and cropping fields capable of accommodating at least 4 cuts per season. Enjoying a southerly aspect, split into some 14 enclosures or thereabouts with mature hedgerows and fencing to boundaries.

PLEASE NOTE: There is an additional 50 acres of grazing land along common land along the lower valley area accessible to the land at Cadwgan Fawr & Penybanc



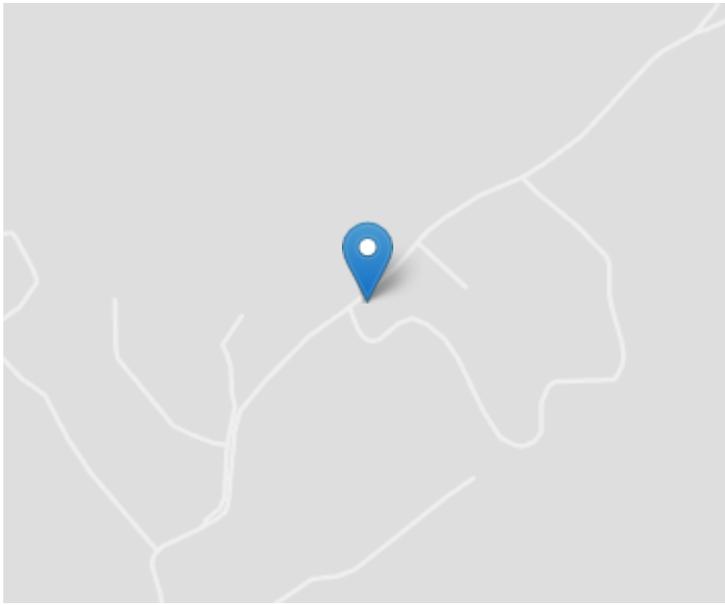
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Please Note

There is additional land and the whole farm available as per the list below.

1. Penrhiw Farm, Cwmisfael, Llanddarog, Carmarthenshire SA32 8BY - Land Title CYM821246 & CYM885546 (red on attached plan)
2. Land at Capel Ifan, Llanddarog, Carmarthenshire, SA32 8NY - CYM865467 (purple on attached plan)
3. Land at Penbanc, Llangyndeyrn, Kidwelly, Carmarthenshire, SA17 5ES - CYM720285 (blue on attached plan)
4. Land at Cadwgan Fawr, Llangyndeyrn, Kidwelly, Carmarthenshire, SA15 5ER - CYM762034 & WA935836 (orange on attached plan)
5. Land at Capel Isaf, Capel Dewi, Carmarthenshire. This includes 135 acres of productive Towy Valley pasture land.

https://docs.rezi.cloud/LW5eYMRk7dYTsNUDhw6sGrDe8_T_pCOeZNEWmTe9WM8=/49100715.pdf?v=000000000481d62c

Location

Situated between the villages of Llangyndeyrn and Llanddarog. 3 miles from the A48 dual carriageway at Llanddarog.

Land

Fully reseeded to provide highly productive grazing and cropping fields capable of accommodating at least 4 cuts per season. Enjoying a southerly aspect, split into some 14 enclosures or thereabouts with mature hedgerows and fencing to boundaries. At the lower point, this land connects to Penybanc fields where cattle currently graze along the lower valley area of the land.

PLEASE NOTE: There is an additional 50 acres of grazing land along common land along the lower valley area accessible to the land at Cadwgan Fawr & Penybanc

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 A48 east to Cross Hands / Swansea. After 5 miles turn right for Llanddarog and enter the village. By the Thatched roof public house turn right for Cwmissfael. Carry on this road down the hill and at the T junction turn right for Llangyndeyrn, carry on this road for one and a half miles and the land will be found on the left hand side.

For further information or to arrange a viewing on this beautiful property, contact us:

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