

*Available as A Whole or Lots. Prime Towy Valley Land amounting to 135 Acres. Divided into Conveniently Sized Paddocks. Good track Access to B 4300. Internal tracks give good access between the fields. River Towy Frontage with Fishing.*



Capel Isaf Farm Land, Capel Dewi, Carmarthen. SA32 8AD.

**£1,400,000 Offers in Region of**  
**A/5285/NT**

Rare opportunity for 135 Acre being part Formerly of a Dairy Farm with quality productive Towy Valley Land. Divided into conveniently sized paddocks the land would be an excellent addition to any farming unit. The land is mainly level to gently sloping and runs down to The Towy River well known for its Salmon, Sewin and Sea Trout fishing ( One stretch included). Could be split into 2 lots if required.

Situated on the edge of Capel Dewi Village in the heart of the picturesque Towy Valley and only 5 miles from the county and Market Town of Carmarthen. Llandeilo is 11 miles approx. Dual Carriageway connection is 4 miles at the Botanic Gardens of Wales junction and the M4 is another 8 miles approx.



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## Agents Comments

135 Acre of agricultural grazing or cropping land being part of a Former Dairy Farm in the heart of the picturesque Towy Valley. The land is in an unspoilt part of Carmarthenshire, In one block with a good track access to the B4300 road which links Carmarthen and Llandeilo. An excellent opportunity for any farming unit to add an excellent block of land. The land could be split into two lots if required, plans are available from the agents.



## Land

The land is prime Towy Valley and capable of

good growing quantities of grass Etc. Its mainly level to gently sloping divided into conveniently sized fields. Track access to the B4300 Carmarthen to Llandeilo road. there are two stretches of land fronting the River Towy, one of which has the fishing included in the sale (230 Meters approx). well known for its Salmon, Sewin and trout fishing.







## **Location**

Situated on the edge of the popular village of Capel Dewi with a great community. 5 miles from the county and market town of Carmarthen which offers shopping facilities with national and traditional retailers, cinema, Lyric theater, leisure center bus and rail stations. Llandeilo is 10 miles approx with its lovely Gin Bars and restaurants. Bottanic Gardens of Wales are 4 miles with Aberglasney Gardens 5 miles.

## **Tenure**

The property is Freehold.

## **Council Tax Band**

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - D

## **Services**

Mains water is available to the land.

## **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 Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** F (28)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

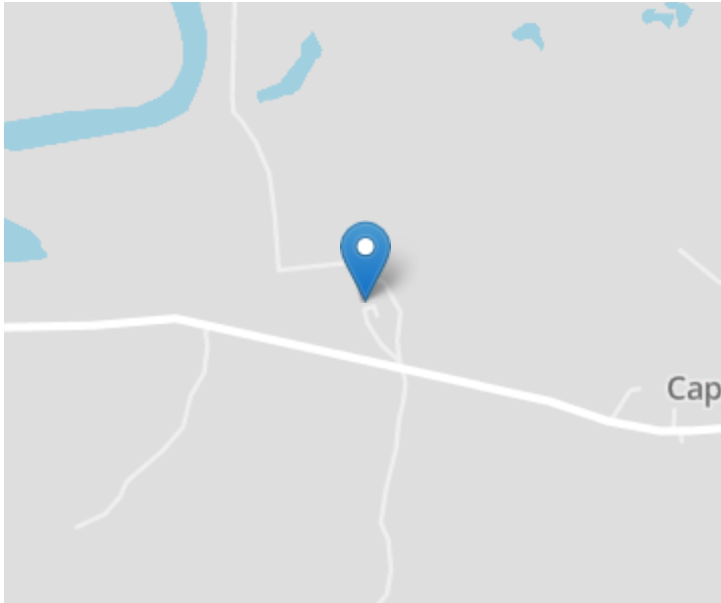
**Any risk of coastal erosion?** No

**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 left 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](mailto:carmarthen@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](https://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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

**Carmarthen Office**  
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