

A highly desirable parcel of land amounting to some 50 acres. On the southern edge of Aberystwyth. Rhydyfelin. Aberystwyth. West Wales



Land at Tancastell, Rhydyfelin, Aberystwyth, Ceredigion. SY23 4PY.

£450,000 Guide Price

A/5311/RD

**** Highly desirable parcel of land ** 50 acres of productive pasture land ** In early growing region ** 1½ miles to Aberystwyth town centre ** Near to All Wales Coastal Path ** Views towards Pendinas, Cardigan Bay and Tanybwllch Mansion ** Roadside access ** Ideal cropping and grazing land ** One of the finest parcels of agricultural land to be offered for sale this year along this early growing coastal belt ****

This attractive block of land is located to the south of Aberystwyth immediately butting the southern boundary of the town, being in walking distance of the town centre, nearby harbour and marina. Aberystwyth offers a good level of local services including regional hospital, university, Network Rail connections, retail parks, supermarkets, 6th form college, primary and secondary schools, excellent leisure facilities and good public transport connectivity.



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PARTICULARS OF SALE

Seldom is land offered for sale within close proximity to Aberystwyth and Tanybwllch Beach in such a glorious setting with views of the mansion, Pendinas and Cardigan Bay.

50 Acres is level in nature and all capable of being cropped and ideal for silage/haymaking. The land appears highly productive and is one of the best parcels of agricultural land to be offered for sale with this region along the early growing coastal belt.

The land presents an ideal opportunity as an add-on to an existing holding.

The land itself has been highly productive and suitable for a range of future uses. The land is well maintained and is bound by stockproof fencing and mature hedgerows to all boundaries.

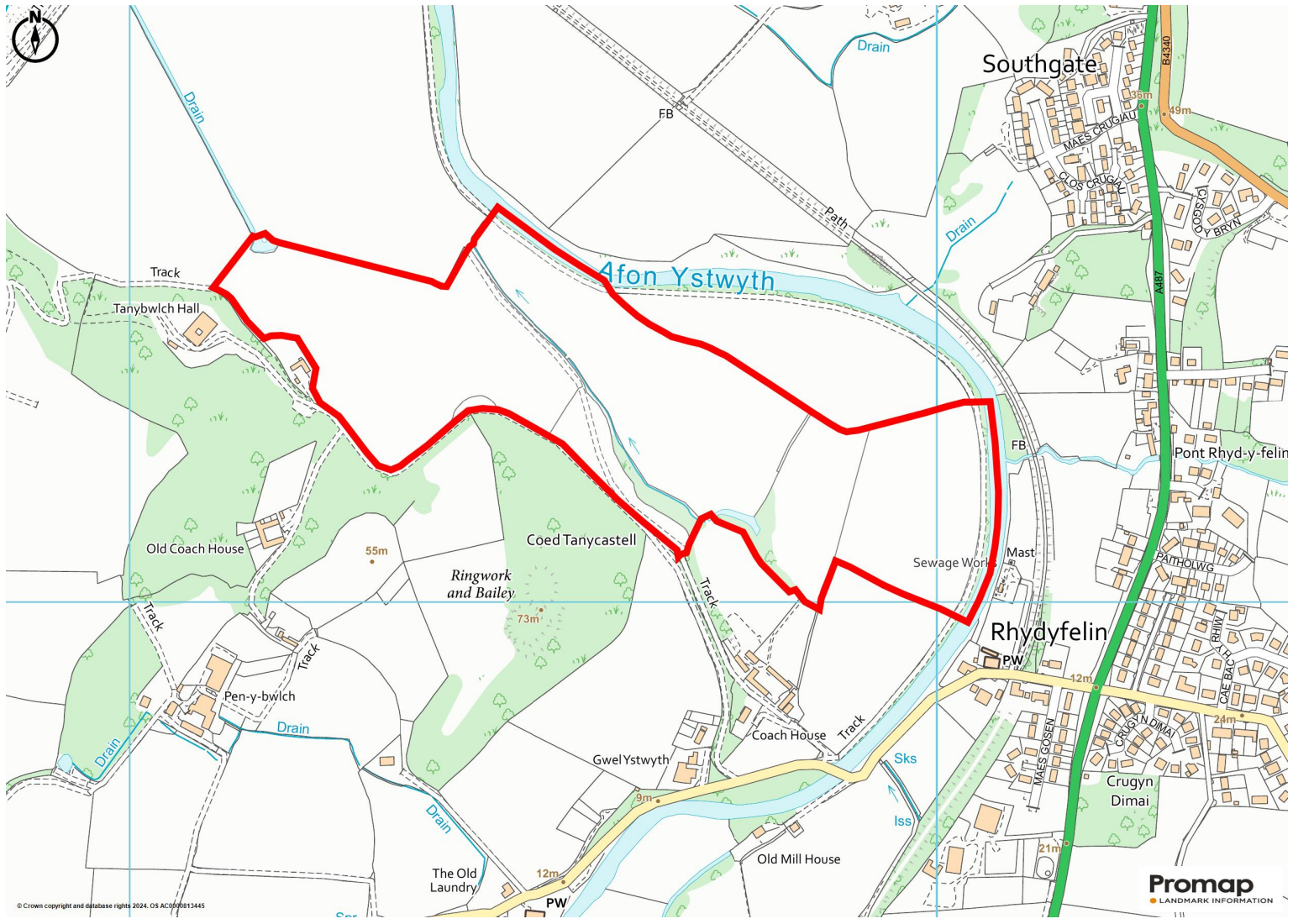
We recommend early viewing of the land as the land is in a favoured agricultural community and is expected to be sought after.

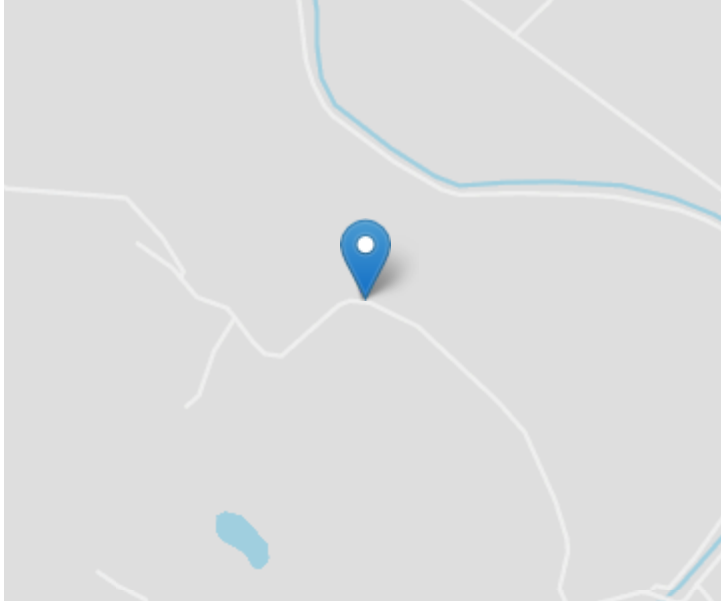
Viewing is restricted by appointments only. Please contact our Aberaeron office 01545 571600 / aberaeron@morgananddavies.co.uk or our joint agents Aled Ellis & Co, Aberystwyth on 01970 626160 / sales@aledellis.com.



Services

Shared private water source. There is water connection in one of the fields.





Directions

(OS Grid Ref SN58183 79614).

From Aberystwyth take the A487 coastal trunk road south for some 2 miles or so to Rhydyfelin. Turn right at the crossroads and proceed over the bridge before turning right (Tanybwlech Mansion road). Proceed for ½ a mile (or thereabouts) and the access to the land is on the right hand side just before the layby and bungalow.

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

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