

*Prime Agricultural Land in a Popular Location. Red Sandstone for Easy Natural Drainage. Lot 1 with 16.782 Acres. Just off the B4309 Carmarthen To Llanelli Road. Between Meinciau & Pontantwn Villages.*



**16 Acres Land @ Felindre Fields, Pontantwn, Carmarthenshire. SA17 5LR.**

**£350,000**

**A/5571/NT**

LOT 1. 16.782 Acres of prime agricultural growing and grazing land. Level to gently sloping within the red sandstone soil area, giving good natural drainage and making it capable of excellent growing quantities. A rare opportunity arises for such an excellent block to come to market. Split into 2 fields. Mature hedgerows with Access off a quiet country Road with some of the land also fronting onto the B 4309 Carmarthen to Llanelli road. ( Lot 2 15.155 Acres available as a separate lot).



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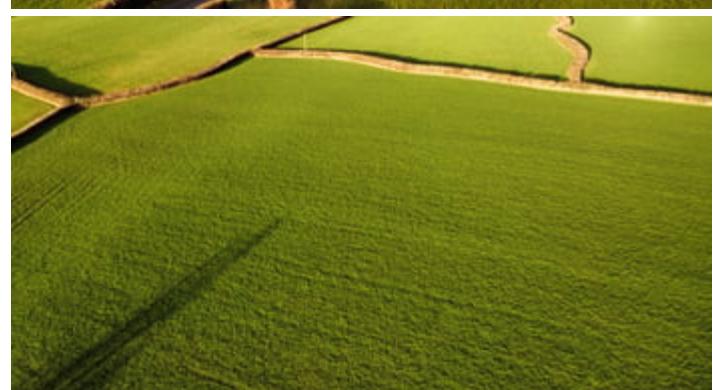
**CARMARTHEN**  
11, Llammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
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## Location

Situated between the villages of Pontantwn and Meinciau. Convenient for Llangyndeyrn and Llandyfaelog. 7 Miles from Carmarthen and 12 miles to Llanelli.

## Land

16.782 Acres approx. We would consider the land to be some of the best in the area and would be an excellent addition to any existing holding or someone wanting a block of useful land. Level to gently sloping land ideal for grazing and cropping. The land has a mature hedgerow boundary and is well fenced. Split into 2 fields.





### **Additional Land**

Lot 2 is a block of 15.155 acres available separately.  
Asking Price £310,000.

### **Services**

Metered mains water supply.

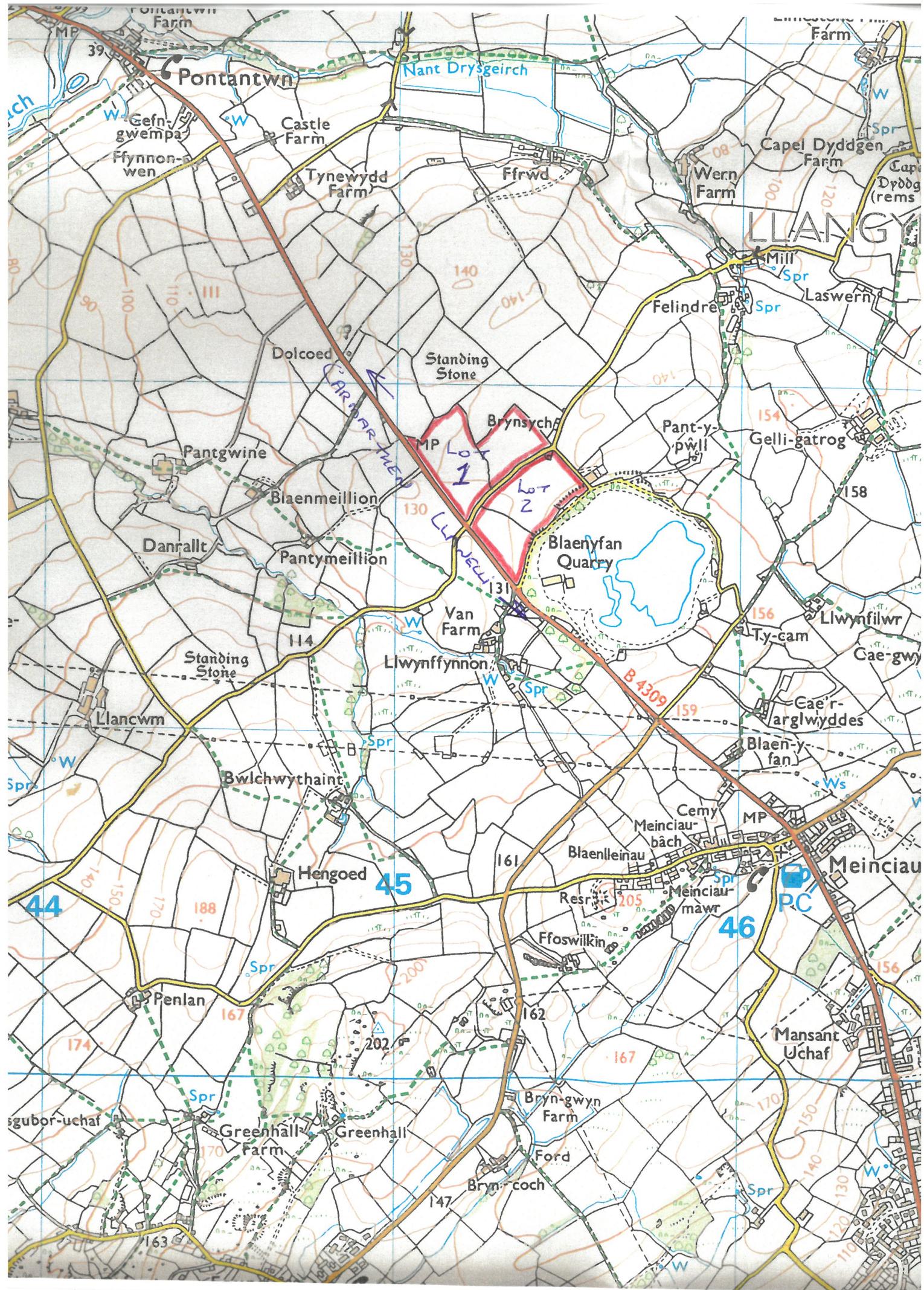
### **Tenure**

Freehold with Vacant possession on completion.

### **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.

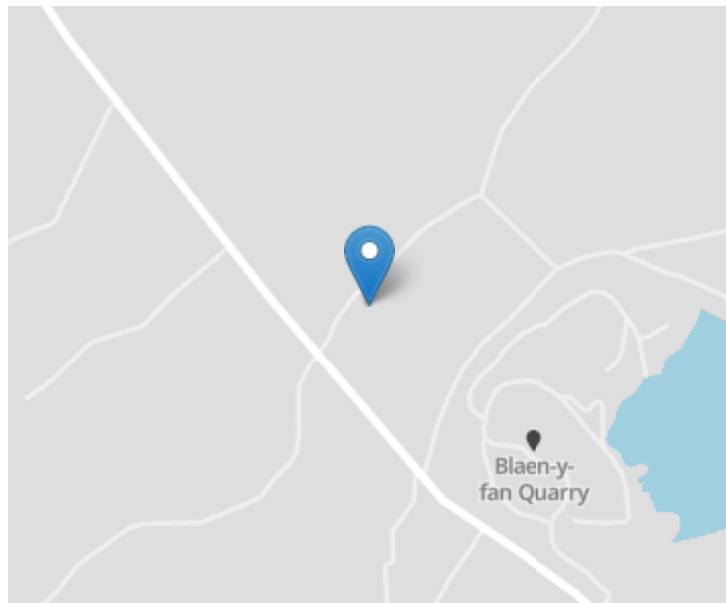
Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



## MATERIAL INFORMATION

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<b>Parking Types:</b> None.	Has the property been flooded in last 5 years? No
<b>Heating Sources:</b> None.	<b>Flooding Sources:</b>
<b>Electricity Supply:</b> None.	Any flood defences at the property? No
<b>Water Supply:</b> Mains Supply.	Any risk of coastal erosion? No
<b>Sewerage:</b> None.	Is the property listed? No
<b>Broadband Connection Types:</b> None.	Are there any restrictions associated with the property? No
<b>Accessibility Types:</b> None.	Any easements, servitudes, or wayleaves? No
	The existence of any public or private right of way? No



## Directions

Directions : From Carmarthen take the A 484 south towards Llanelli and after 2 miles in the village of Cwmffrwd turn left for Pontyates onto the B4309. Travel through Bancyapel, Cloigyn and Pontantwn. Carry on up the hill and flatten out. The land will be found on the left hand side shown by a Morgan & Davies For Sale board. Turn left onto the country road and the entrance will be found after a short distance on the left hand side.

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

**Carmarthen Office**  
**11 Lamas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

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