MORGAN & DAVIES

EST. 1989

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Estate Agents | Property Advisers

Local knowledge, National coverage

An excellent high quality parcel of meadow land on the outskirts of the Market Town of Llanybydder extending to approximately 91.224 acres or thereabouts. Pencarreg, near Llanybydder, West Wales

Land at Maes Isaf, Pencarreg, Llanybydder, Carmarthenshire. SA40 9QG.

£675,000

REF: A/5584/LD

*** No onward chain *** Rarely available *** A first quality parcel of meadow land extending to approximately 91.224 acres *** Divided into a number of well sized paddocks suitable for modern day farm machinery *** Private access track - Purchasers having full right of way

*** Inherently productive Teifi Valley pasture land for modern agricultural purposes all laid to pasture *** Pockets of mature woodland nestling at the banks of the River Teifi *** Mainly level with some undulating areas and gently sloping *** Extensive frontage to the River Teifi *** Secure mature boundaries and internal fencing *** Easy access via the track

*** The land is entirely Freehold *** Perfectly suiting those seeking expansion opportunities/add on or equally suiting alternative use (s.t.c.) *** Suitable for all Livestock and with easy access for modern farming machinery *** Within close proximity to the Market Towns of Llanybydder and Lampeter

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LOCATION

The land is well positioned, being 1 mile North East from the Teifi Valley Market Town of Llanybydder nestling in the mid reaches of the Teifi Valley, 4 miles from the University Town of Lampeter and 17 miles North from the County Town and Administrative Centre of Carmarthen.

GENERAL DESCRIPTION

The land is divided into numerous extensive and useful parcels of grazing, pasture and arable land capable of sustaining extremely high stocking levels and bordering the River Teifi. The land is in the heart of the Teifi Valley renowned as an area of unspoilt natural beauty and rich in Wildlife.

The land has been particularly well farmed in accordance with modern agricultural practice for many years. The land is inherently productive Teifi Valley pasture land.

The land is accessed via a private driveway with the new Owners having full right of way. See attached plan.

DRONE PHOTOGRAPHY OF LAND

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant 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 Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

To be confirmed.

For Identification Purposes Only

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Council Tax:
N/A
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

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Directions

From Lampeter take the A485 road towards Carmarthen. Continue through the Village of Pencarreg for approximately 0.5 of a mile. The entrance to Maes Isaf can be seen on the right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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 property please contact :

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