

*A rare and rivalled opportunity to acquire productive and healthy paddocks of approx 10.445 acres,  
Bancyffordd, Nr Llandysul, West Wales*



**Land Part of Preseli View, Bancyffordd, Llandysul, Carmarthenshire.**

**SA44 4RY.**

**£125,000**

**REF: A/5516/LD**

\*\*\* Unique and unrivalled opportunity \*\*\* In total extending to approx 10.445 acres \*\*\* 2 x traditionally sized, easily manageable, free draining enclosures \*\*\* Secure with mature hedges and stockproof fencing \*\*\* Good roadside access \*\*\* Enjoying fantastic views over the surrounding countryside and the Preseli mountains \*\*\*

\*\*\* The land is utilised for agricultural and equestrian purposes but offers diversity and appeal for alternative uses, subject to the necessary consents being granted \*\*\* Edge of popular village location \*\*\* Only 2.5 miles from the Teifi Valley and market town of Llandysul \*\*\* 15 miles north of the county town of Carmarthen \*\*\* A delightful opportunity and nicely sized enclosures with good access.



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## LOCATION



Located 2.5 miles from the popular town of Llandysul offering a wide range of amenities, 5.5 miles from Newcastle Emlyn and 15 miles North of the County town of Carmarthen within easy reach of Lampeter and the Ceredigion coast.

## GENERAL

A convenient parcel of land extending to approx 10.445 acres.

The land split into 2 traditionally sized enclosures, being easily managed and free draining, and having stockproof fencing and mature hedging.

It enjoys roadside frontage and good gated access point. It is on the fringes of the village of Bancyffordd only 2.5 miles from the market town of Llandysul. It offers diverse appeal suiting agricultural, equestrian or leisure (subject to the necessary consents being granted).

For further information , please contact the sole selling Agent, Morgan and Davies on 01570 423 623.

## THE LAND



## ACCESS AND DRIVEWAY





## DRONE PHOTOS OF 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.

### Services

No services available.



## MATERIAL INFORMATION

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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

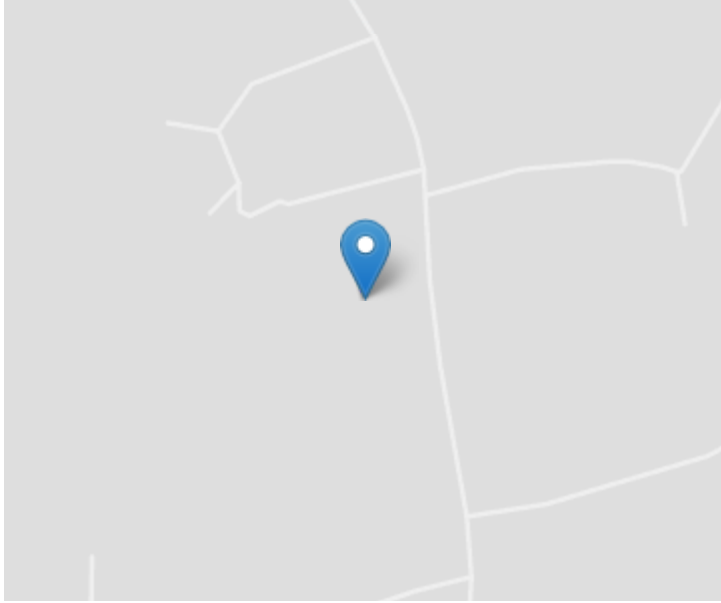
**Any risk of coastal erosion?** No

**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



#### Directions

From Llandysul take the Bancyffordd Road over the by-pass from the town. Bancyffordd located on the Southern side of the town. Continue on this road for approx 1 mile progressing from the town and there is a sharp left hand bend. Continue for a further 3/4 mile and the parcel of land will be located on your right hand side after passing two bungalows as identified by the Morgan and Davies for sale board.

Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us

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

**Lampeter Office**  
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