

*Valuable Parcel of Approximately 15.4 ACRES of Agricultural Land. Cardigan Bay coastal region.
Near Rhydlewis. 4 Miles Coast.*



Land to the East of Glascoed Bach, Rhydlewis, Llandysul, Ceredigion. SA44
5SS.

£8,000 Guide Price

Ref A/5226/DD (GUIDE PRICE PER ACRE)

****An useful convenient parcel of approximately 15.4 Acres of Agricultural Land**In a renowned Agricultural locality within the early growing Cardigan Bay coastal region**Road Frontage**Good Access**Contained within a cattle proof ring fence**Divided into 3 principal enclosures**Level to gently sloping in nature**Easily workable with farm machinery**Highly prolific with a south facing aspect**IACS Registered****

The property is in a very convenient easily accessible location, a mile or so North West of the village community of Rhydlewis and some 4 miles from the coast at Llangrannog, some 2 miles off the main A487 coast road at Brynhoffnant.



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MONEY LAUNDERING REGULATIONS

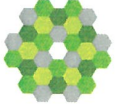
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

TENURE

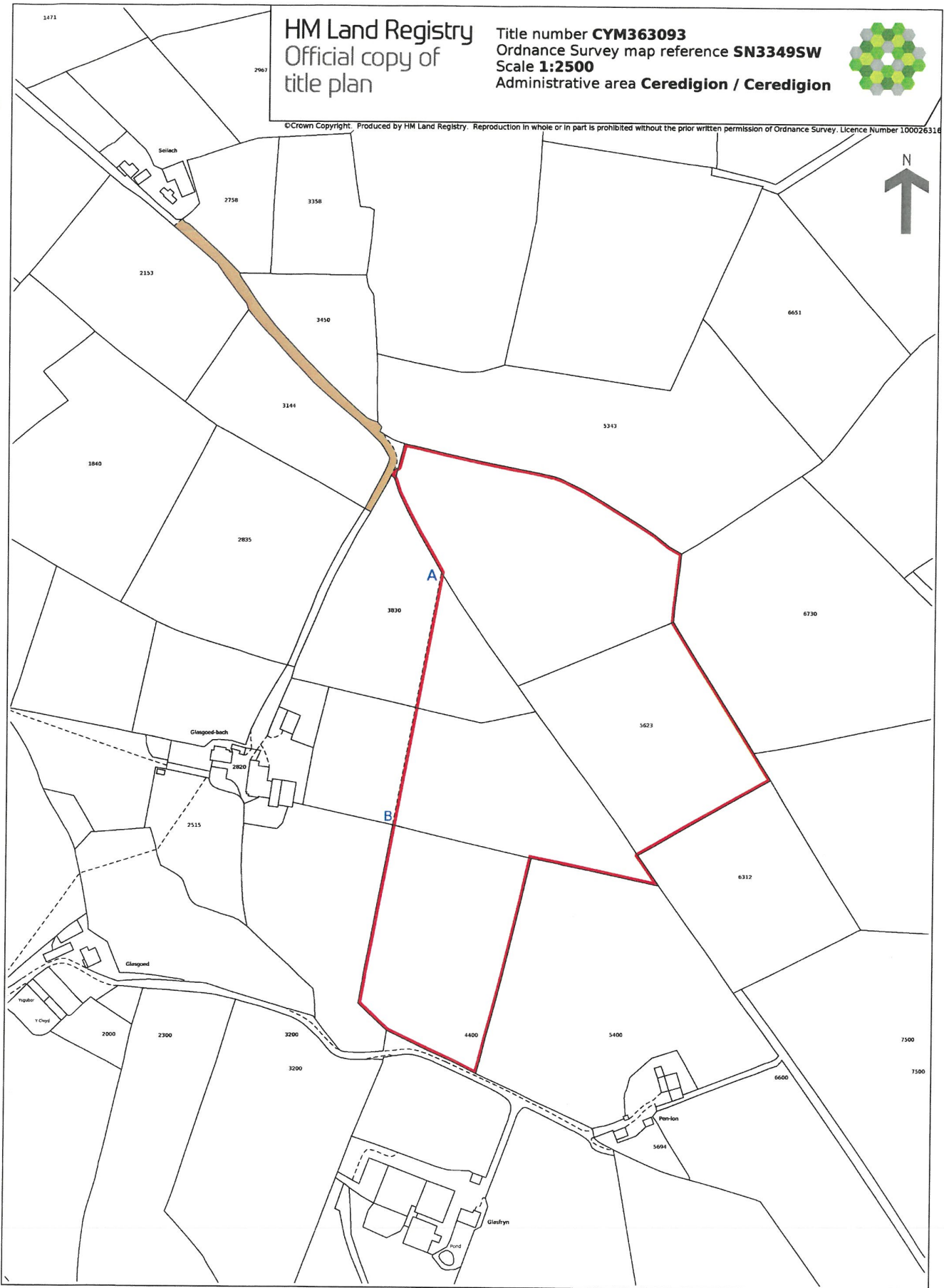
The property is of Freehold Tenure.

HM Land Registry
Official copy of
title plan

Title number **CYM363093**
Ordnance Survey map reference **SN3349SW**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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**FOR IDENTIFICATION
PURPOSES ONLY**

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.



Directions

Travelling on the main A487 coast road from Aberaeron towards Cardigan. As you enter the village of Brynhoffnant, after passing the filling station on the left hand side, take the next left hand turning sign posted Rhydlewis. Proceed down this road leading past the local area primary school. Ignore the 1st turning back on the right hand side and also the left hand turning and after you pass a farmstead right on the side of the road proceed for a further ¼ of a mile and take the first left hand turning marked as a 'No Through Road'.

Proceed down this district road which runs through the yard of Glascoed homestead then after passing the farmhouse on the left hand side proceed for a further 200 yards and the land will be seen on the left hand side, almost opposite the entrance to Glasfryn Farm. OS Grid Ref 334/490.

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

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