



## 12.93 acres of Land North East of Nantfedwen, Llandeilo Road, Llandybie, Ammanford, Carmarthenshire SA18 3JZ

**Guide Price: £115,000**

### Property Features

- 12.93 acres contained in one enclosure
- Laid to pasture, suitable for grazing and cutting purposes
- Suitable for a range of uses to include grazing, pony paddock and amenity purposes
- Situated on the periphery of the sought-after village of Llandybie
- Natural Supply of Water
- Good road frontage
- circa ½ mile from the A483, the main Ammanford to Llandeilo Road

### Property Summary

A conveniently located parcel of land extending to 12.93 acres (5.23 ha) which lies on the periphery of the sought-after village of Llandybie.



## Full Details

### Overview

An opportunity to acquire a conveniently located parcel of pastureland extending to approximately 12.93 acres, contained in one enclosure situated on the periphery of the sought-after village of Llandybie, Carmarthenshire.

### Situation

The land is located on the periphery of the popular and sought after village of Llandybie, Carmarthenshire, accessed directly off an unclassified adopted highway circa ½ mile from the A483, the main Ammanford to Llandeilo Road. The village itself is home to a range of local amenities and services including a village store and post office, supermarket and a community primary school.

The A483 provides excellent road links to the the nearby market towns of Ammanford and Llandeilo, home to an extensive range of amenities and services. Junction 49 of the M4 corridor is situated 8 Miles South facilitating transport along the M4 corridor and beyond.

### Description

The land extends to approximately 12.93 acres, contained in one enclosure. The land is predominantly level in nature whilst the land gently slopes at both the most Eastern and Western boundaries, being suitable for mowing and grazing throughout with good quality pastureland.

The property benefits from an excellent natural water supply provided by Afon Marlais, which runs along the northern boundary. Approximately 1 acre of woodland is also located to the north, offering potential opportunities to participate in the Welsh Government's new Sustainable Farming Scheme.

The land is in good agricultural heart with boundaries well maintained by stockproof fences, gateways and hedgerows.

The land is classified as Grade 3b according to the Welsh Government Predictive Agricultural Land Classification Map.



## Further Information

### Tenure

The property is held on a freehold basis with vacant possession upon completion.

### Services

Natural supply of water

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not. We understand a public footpath transverses the land.

### Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.  
Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW  
Tel: 01267 234567

### Plans, Area and Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

### Postcode / What 3 Words

SA18 3JZ  
fevered.sketches.segmented

### Viewing

Strictly by appointment with the selling agents.

For further information please contact Tom Davies at Rees Richards & Partners Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ.  
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