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A 27.16 acre parcel of land in a stunning position nestled in the foothills of the Cambrian mountains, West Wales









Lot 1, Land at Ffynnon Wen, Bontnewydd, Aberystwyth, Ceredigion. SY23 4JJ.

£145,000

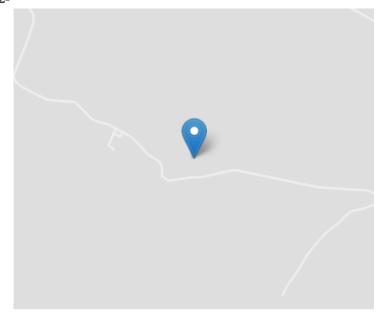
REF: A/5052/LD Guide Price

*** Unspoilt position at the foothills of the Welsh Cambrian Mountains *** A 27.16 acre parcel of land split into good sized and manageable paddocks *** Recently stocked fenced and with new gated entrance point and hard standing

*** Drainage works carried out on all boundaries *** Majority level pasture although being returned to nature in recent times - In need of attention *** Source of the Aeron River runs through the land - Natural water supply *** Perfect for Animal keeping or for alternative uses *** Picturesque rural location

*** Rarely available parcel of land enjoying far reaching views over the surrounding Cambrian Mountains *** Great opportunity - A Conservationists' dream with good productive pasture capabilities *** Contact the Sole Selling Agents today





LOCATION

In delightful countryside surroundings close to the rural Community of Bontnewydd which lies some 12 miles South from the Coastal Resort University Town and Administrative Centre of Aberystwyth, some 11 miles from the Georgian Harbour Town of Aberaeron and some 7 miles from the Market Town of Tregaron in the upper reaches of the Teifi Valley in an area renowned for country pursuits that include walking, cycling, fishing and Bird watching.

GENERAL DESCRIPTION

Morgan & Davies are delighted to market this well positioned and highly appealing parcel of land. The land extends to approximately 27.16 acres or thereabouts and is split into well managed paddocks, recently Stock proofed with good gated access point and hard standing area.

The land suits a range of uses, from Animal keeping to amenity land, and in all very appealing and a viewing is highly recommended. Contact the Sole Selling Agents today.

MAIN IMAGE



LAND (FIRST IMAGE)



LAND (SECOND IMAGE)



ENTRANCE



DRAINAGE WORKS



RIVER AERON

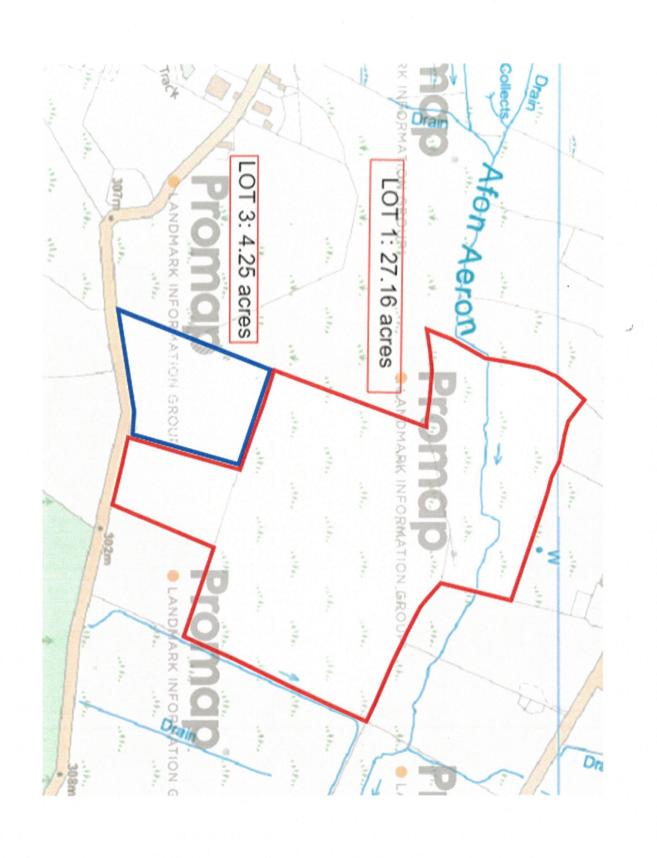


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what3words will point you to where the properties lies on the map - connects.idealist.takeover

Services

We are informed by the current Vendors that the land benefits from natural water supply on the land.





Directions

From Lampeter take the A482 towards Aberaeron. After 4 miles turn right onto the B4337 towards Aberystwyth. Proceed on this road for 7 miles, driving through the Villages of Talsarn and Trefilan, until you reach Cross Inn. At the crossroads beside Rhos Yr Hafod Public House turn right and continue to the Village of Bethania. At the crossroads turn left for Llangwyryfron and follow this road for 2.5 miles taking the first right at the junction signposted Blaenpennal. Continue on this road for 0.5 of a mile and take the first right hand turning. Continue on this road for a further mile and the land will be positioned on your left hand side, as identified by the Agents 'For Sale' board.

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

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For further information or to arrange a viewing on this beautiful property, contact us:

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