

50 Acres of Highly Productive Cropping And Grazing Land. Divided Into Conveniently Sized Level to Gently Sloping Land. Most of Which Has Been Ploughed Over Recent Years.



50 Acres at Capel Ifan, Llanddarog, Carmarthen. SA32 8NY.

£500,000

A/5591/NT

Parcel of highly productive grassland enjoying a southerly aspect capable of accommodating 4 silage cuts per season, equally ideal for grazing purposes.

The property is well maintained by existing mature hedgerows and stockproof fencing with central track in part leading through the fields.

The parcel covers some 9 separate enclosures with excellent road frontage onto the council lane.



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CARMARTHEN
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Location

Between the villages of Llanddarog, Cwmisfael, Crwbin and close to Cwmisfael. A mile from the A 48 dual carriageway at Llanddarog.

Land

50 Acre parcel of highly productive grassland enjoying a southerly aspect capable of accommodating 4 silage cuts per season, equally ideal for grazing purposes.

The property is well maintained by existing mature hedgerows and stockproof fencing with central track in part leading through the fields.

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Please Note

Please note there are other lots of land (Separately) and a farm available in the area.

1. Penrhiw Farm, Cwmisfael, Llanddarog, Carmarthenshire SA32 8BY - Land Title CYM821246

& CYM885546 (red on attached plan)

2. Land at Capel Ifan, Llanddarog, Carmarthenshire, SA32 8NY - CYM865467 (purple on attached plan)

3. Land at Penbanc, Llangyndeyrn, Kidwelly, Carmarthenshire, SA17 5ES - CYM720285 (blue on attached plan)

4. Land at Cadwgan Fawr, Llangyndeyrn, Kidwelly, Carmarthenshire, SA15 5ER - CYM762034 & WA935836 (orange on attached plan)

5. Land at Capel Isaf, Capel Dewi, Carmarthenshire. This includes 135 acres of productive Towy Valley pasture land.

https://docs.rezi.cloud/LW5eYMRk7dYT'sNUDhw6sGrDe8_T_pCOeZNEWmTe9WM8=/49100715.pdf?v=000000000481d62c

MATERIAL INFORMATION

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

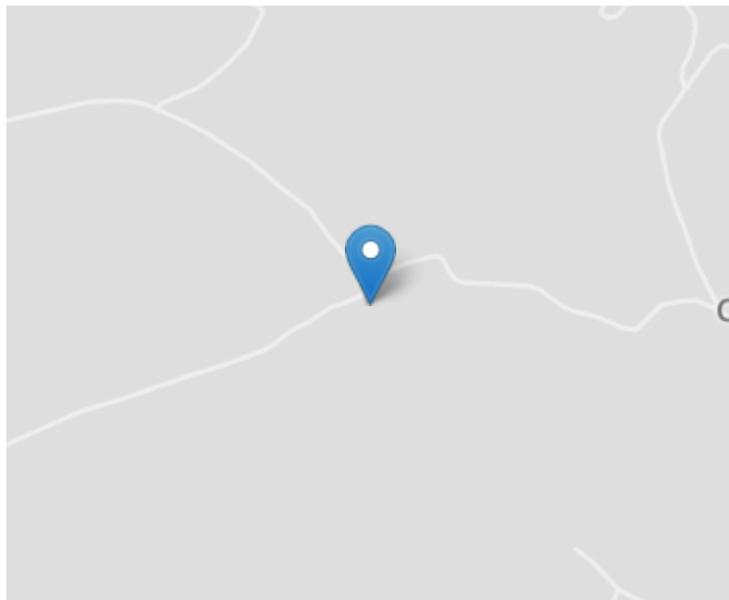
Any risk of coastal erosion? No

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



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

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