

A productive and high quality 38.94 acres of agricultural land boarding the River Dulais. 4.8 miles from Llandeilo. West Wales



Land Part of Goitre, Taliaris, Llandeilo, Carmarthenshire. SA19 7UT.

£250,000

REF: A/5407/LD

*** High quality parcel of meadowland extending to some 38.94 acres of thereabouts *** Divided into 6 manageable size paddocks *** Suitable for both mowing and grazing purposes *** Well maintained and farmed with stock proof fencing *** Natural shelter from mature hedgerows and native trees *** multiple roadside frontage with easy access ***

*** ideal for host of uses and valuable add on agri-business opportunity*** Opportunity to create a separate holding*** Creates a number of opportunities such as conservation /leisure/equestrian *** Good roadside access point to land *** A valuable add-on usefully sized block to any agricultural enterprise***

Located into the Dulais Valley, overlooking the Towy Valley *** 4.8 Miles North from the market town of Llandeilo *** 20 miles from Carmarthen ***



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Location

4 miles from the A40 and the Upmarket Town of Llandeilo which provides a good range of amenities together with a rail link on the Heart of Wales line. The County Town of Carmarthen is approximately 19 miles and the M4 can be joined at Pont Abraham providing access to the University City of Swansea and, of course, the main route to the rest of the country.



General Description



This is a great opportunity to either add on or to begin a new venture. This land offers a wide range of opportunities and will accommodate all types of livestock. The land is accessible by good roadside access to a council maintained highway. There are pockets of conservation land which provides an area of interest along with parts of the land bordering the River Dulais.

The land as a whole offers 38.94 acres or thereabouts South to east facing land with it all being accessible for machinery. The land as a whole has been well managed and farmed with good stockproof fencing throughout. Alternatively, the land would suit smallholders seeking to expand, conservation or other alternative purposes enjoying a

delightful rural location being 4 miles from Llandeilo. This is an opportunity not to be missed

The Land



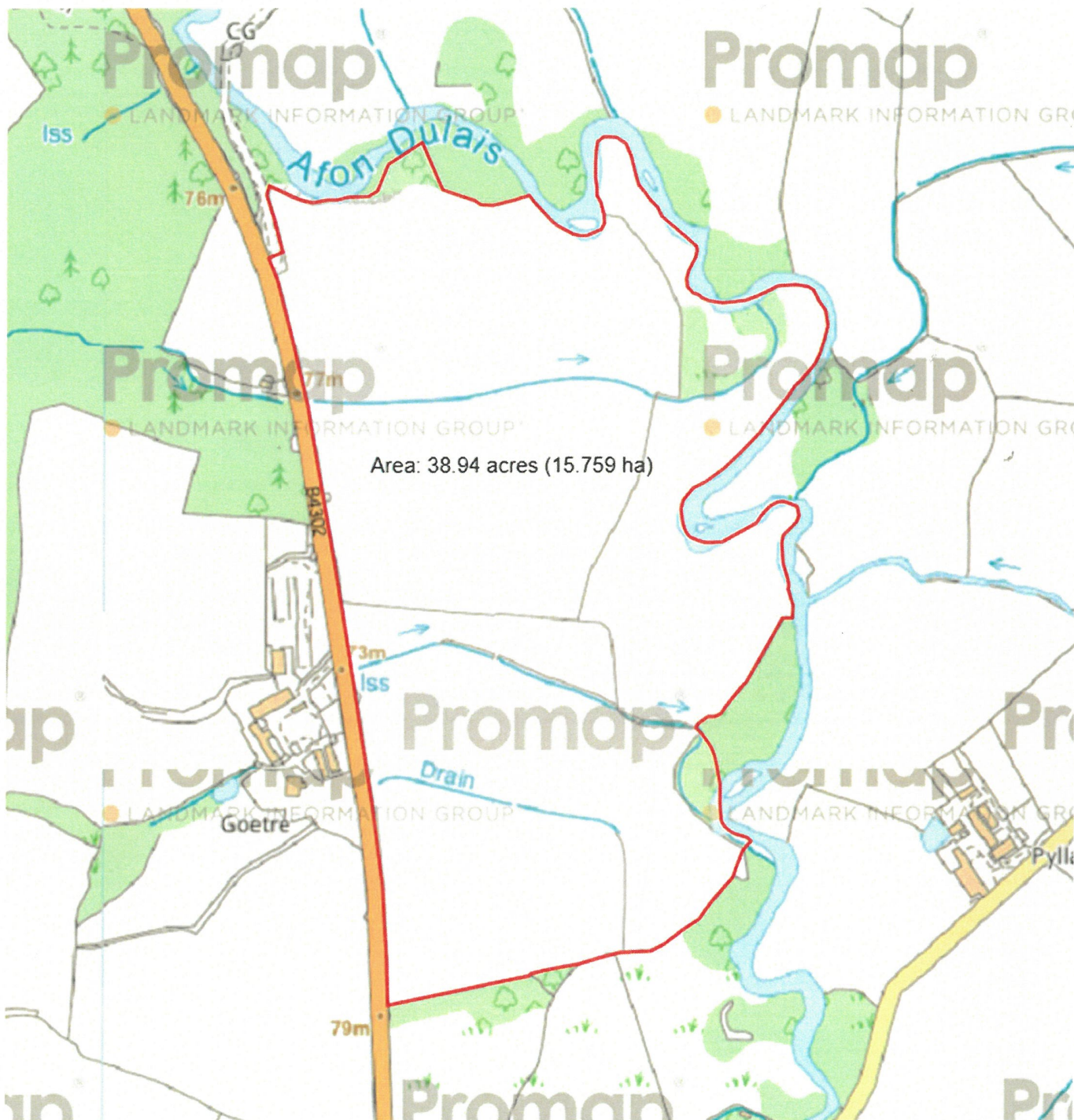


Tenure and Possession

The land is freehold and will be vacant on completion.

Services

The Land benefits from natural water supply.



**For Identification Purposes
Only**



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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

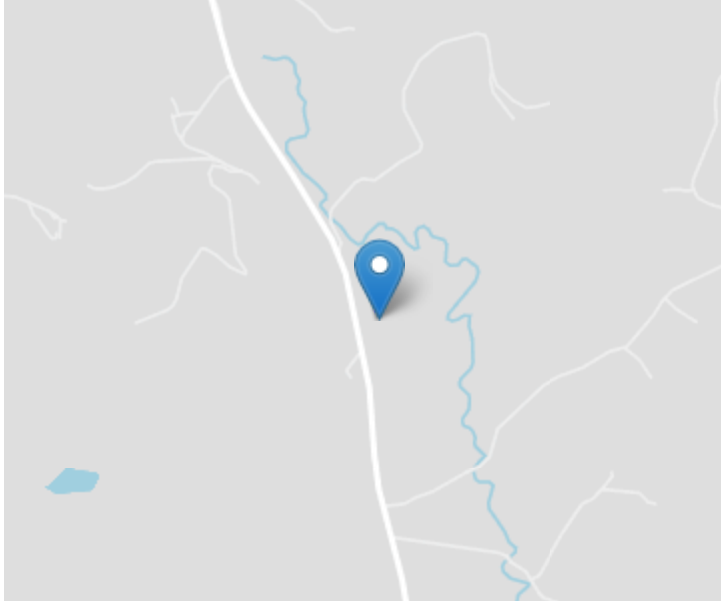
Any risk of coastal erosion? No

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



Directions

From Llandeilo take the A40 east towards Llandovery, after the roundabout take the first left onto the B4302 towards Talley. Continue on this road for approximately 4 miles and the land will be located on your right hand side as identified by our agents 'For Sale' sign.

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

All our properties are also available to view on our FACEBOOK Page - 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 :

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