

*An appealing 5.625 acre parcel of land split into three enclosures. Ffair Rhos, near Pontrhydfendigaid, West Wales*



**Land Adjoining Capel Gorphwysfa, Ffair Rhos, Ystrad Meurig, Ceredigion.  
SY25 6BP.**

**£65,000**

**REF: A/5369/LD**

\*\*\* We are unable to accept offers until probate is granted\*\*\* A highly appealing and sought after parcel of land \*\*\* Extending in total to approximately 5.625 acres \*\*\* Split into three manageable paddocks \*\*\* Well fenced with two roadside gated access points \*\*\* Level to sloping in nature \*\*\* Surrounded by magnificent views over the renowned Teifi Valley and Cambrian Mountains

\*\*\* Versatile land suiting a range of uses \*\*\* Perfect for Animal keeping - Sheep, Cattle and Horse grazing \*\*\* Or for alternative use such as potential Animal grazing, lifestyle or tourism venture (subject to the necessary consent being granted) \*\*\* The parcel enjoys an elevated position with far reaching views

\*\*\* Centre of Ffair Rhos \*\*\* 1 mile to the popular Village Community of Pontrhydfendigaid \*\*\* Close to the Market Towns of Lampeter and Tregaron and the University Town of Aberystwyth



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
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**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION



The land lies within the rural settlement of Ffair Rhos which boasts a popular Public House. The larger Village of Pontrhydfendigaid lies within a mile of the parcel of land with a range of facilities including Village Shop, Post Office, Public Houses, Primary School, good Leisure facilities, large Community Hall and good Public Transport connectivity. The Market Town of Tregaron with its Comprehensive School and a wider range of day to day needs is a 10 minute drive from the property. The University Town Coastal Resort and Administrative Centre of Aberystwyth with its regional Bronglais Hospital, National Library, Council and Welsh Government Offices lies within a 30 minute drive from the land.

## GENERAL DESCRIPTION

A well positioned convenient parcel of land of approximately 5.625 acres is a convenient parcel split into three paddocks being well fenced and having two roadside access points. It enjoys an elevated position within the rural Community of Ffair Rhos and boasts magnificent views over the Cambrian Mountains and the Teifi Valley. The property suits a range of uses for Animal grazing, lifestyle or potential tourism venture (subject to consent).

Viewing is highly recommend. A rare and unrivalled opportunity. A convenient parcel of land within a Village.

## FIRST IMAGE



## SECOND IMAGE



## THIRD IMAGE



## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## 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.

## **WEBSITE**

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

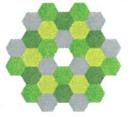
## **Services**

To be confirmed.

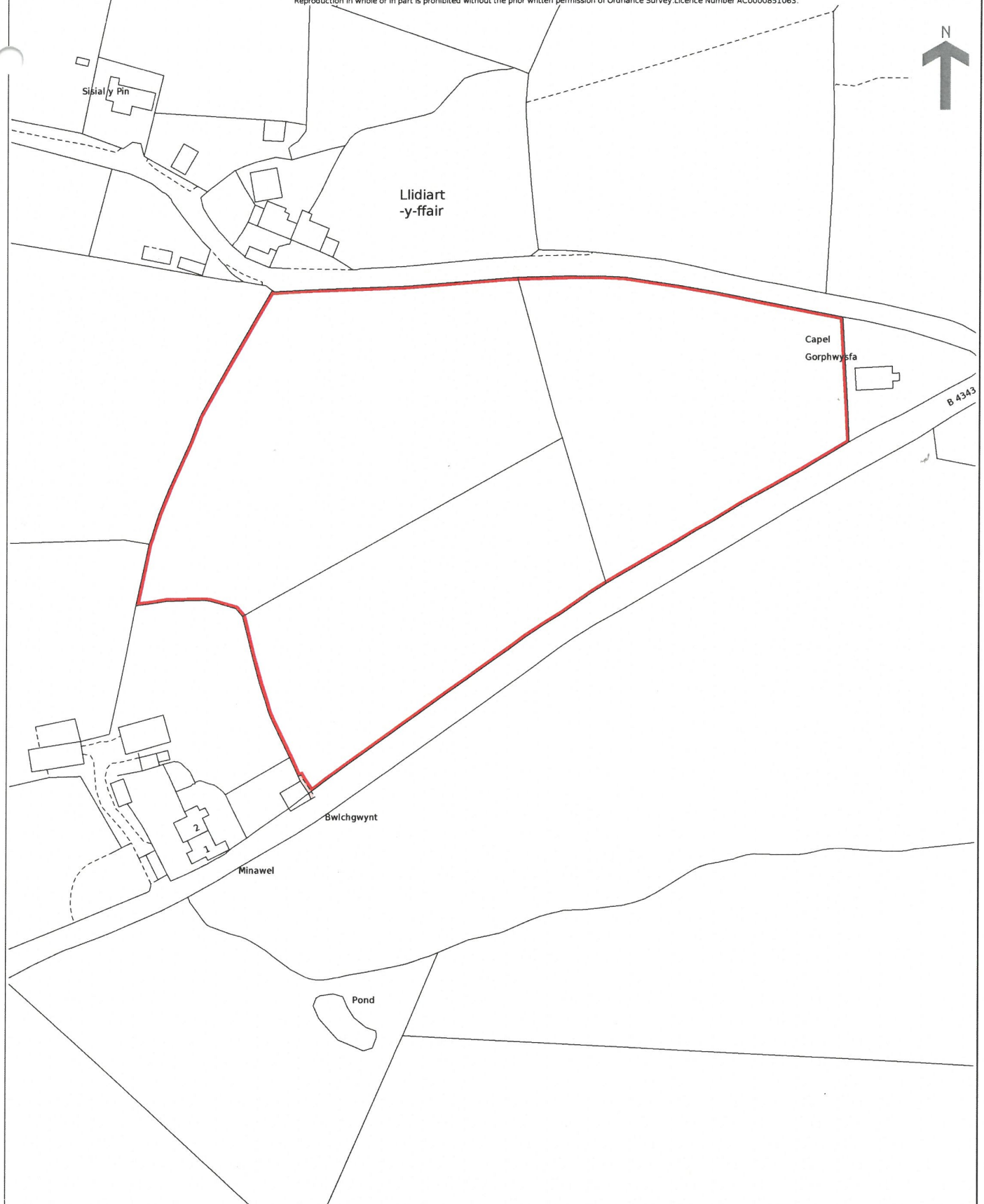


HM Land Registry  
Official copy of  
title plan

Title number **CYM532084**  
Ordnance Survey map reference **SN7367NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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## MATERIAL INFORMATION

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**Council Tax:**

N/A

**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

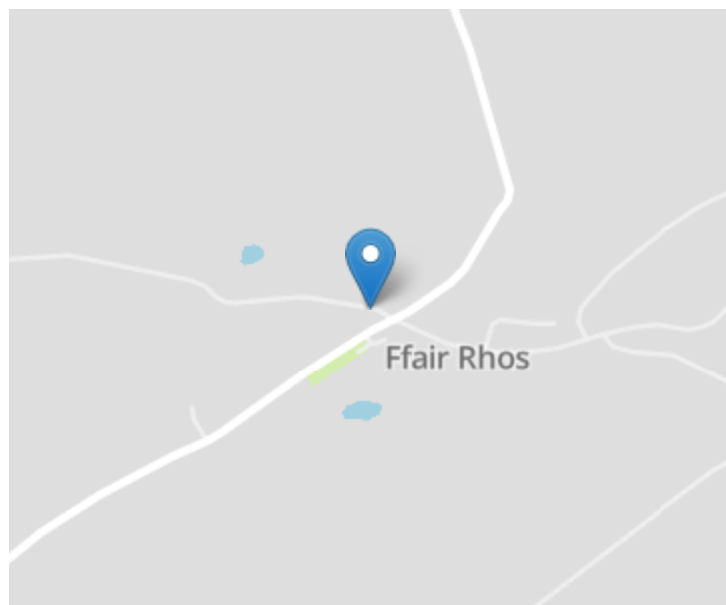
**Any risk of coastal erosion?** No

**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 Tregaron head North on the B4340 signposted Pontrhydfendigaid which is some 4 miles North from Tregaron. Proceed through the Village of Pontrhydfendigaid, over the bridge, and past the Red Lion Public House. Continue for approximately 100 yards taking the next right hand turning opposite the Village Hall. Continue on this road for approximately half a mile passing the Primary School on your right hand side. Head into the Village of Ffair Rhos. Take the right hand turning bedside the former Chapel and the land will be located thereafter, 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](mailto:lampeter@morgananddavies.co.uk)

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

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