

*An attractive 2.9 acre parcel of woodland with predominantly Oak trees in a nice rural setting.
Edge of Ffarmers, Llanwrda, West Wales*



Parcel of Woodland, Part of Bwlchgwynt, Ffarmers, Llanwrda,
Carmarthenshire. SA19 8HJ.

£17,500

REF: A/5617/LD

*** No onward chain *** An approximately 2.9 acre of established woodland - Predominantly mature Oak trees *** Natural sloping terrain *** Enclosed on three sides with fencing *** Accessed via rights of way over neighbouring land *** Set within a larger woodland environment

*** Peaceful and private location *** Suitable for a range of recreational, conservation or amenity uses (subject to any necessary consents) *** Fine rural location with great views over the surrounding North Carmarthenshire hillside *** Close to the Village of Ffarmers



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



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



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

LOCATION

The woodland enjoys a rural location located on the outskirts of the Village of Ffarmers. The woodland sits within a larger woodland environment and enjoys access via the neighbouring farmland. Ffarmers itself is a delightful rural Village set amongst the North Carmarthenshire hillside territory and on the edge of the Cambrian Mountains. It is within commuting distance to Lampeter, Llandovery and Llandeilo and close to the A40.

GENERAL DESCRIPTION

An appealing parcel of established woodland extending to approximately 2.9 ACRES predominantly comprising of mature Oak trees creating a rich and attractive natural environment. It land from a sloping aspect adding character and interest to the woodland floor whilst supporting natural drainage.

The woodland is enclosed on three sides and is accessed via an established right of way over the neighbouring farmland. This parcel sits within a wider woodland setting that enhances its sense of seclusion and tranquillity.

The property offers excellent potential for a variety of uses including conservation, leisure or private amenity purposes making it an ideal opportunity for those seeking private woodland.

FIRST IMAGE



SECOND IMAGE



THIRD IMAGE



FOURTH IMAGE



AGENT'S COMMENTS

A highly appealing parcel of established woodland of approximately 2.9 acres.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

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.

Services

No services available/applicable.

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? Yes



Directions

what3words will point you to where the properties lies on the map - coasted.ulterior.nightlife

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

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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