

Attractive 8.6 ACRE Parcel of land. Near Beulah/Betws Ifan. Near Newcastle and Aberporth - West Wales.



Land adjoining Trederwen, Betws Ifan, Newcastle Emlyn, Ceredigion. SA38
9QJ.

£85,000

Ref A/5198/RD

****Attractive 8.6 Acre Paddock**Productive grassland**0.9 Acre Woodland with stream boundary**Mains Water Connection**Roadside Access**Attractive Countryside Aspect**Ideal for those seeking an extension to their holding**Ideal for those seeking peace and tranquility****

The property is situated on the fringes of the rural villages of Beulah and Betws Ifan which lies some 15 minutes from the Cardigan Bay coastline at Aberporth and Tresaith. The nearby Market town of Newcastle Emlyn is some 15 minutes drive from the property with a good level of local amenities and services.

The land is accessed via from the adjoining county road to a upper plateau with access down to the lower more productive grassland which is currently used for grazing and cropping being level at this point and enjoying mains water connection and



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Carmarthenshire, SA31 3AD
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THE LAND

The lands are well farmed being in a particularly convenient location and would be a valuable add on to an agricultural business enterprise.

The land is south facing and being ideal meadow land and grazing.

The land has potential for alternative use (stc) for those seeking conversation projects or indeed an alternative leisure use for diversification (stc).

We recommend early viewing of the land as it is located in a favoured agricultural community and is expected to be sought after.





VIEWING

VIEWING IS RESTRICTED BY APPOINTMENT ONLY.

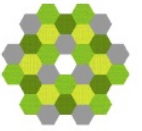
PLEASE CONTACT The Aberaeron Office Tel 01545 571 600 or aberaeron@morgananddavies.co.uk

Services

We are advised by the vendors of the land benefits from a Mains Water connection.

HM Land Registry
Official copy of
title plan

Title number **CYM841459**
Ordnance Survey map reference **SN2946NE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



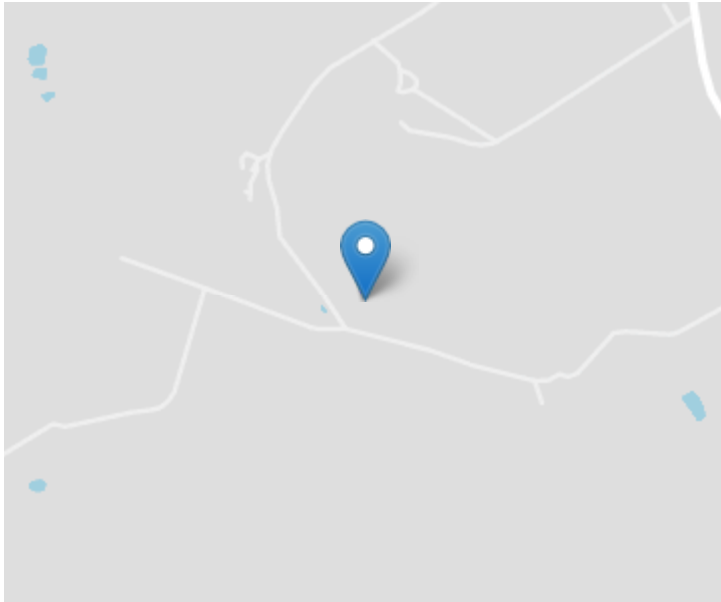
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FOR IDENTIFICATION PURPOSES ONLY

Directions

Travelling south from Synod Inn on the A487 proceed through the village of Pentregat, Brynhoffnant and Sarnau. On leaving Sarnau, after 1 mile take a left hand turning sign posted Betws Ifan (Opposite Tanygroes Car Dismantlers). Continue to the village of Betws Ifan. At the crossroads in the village centre proceed straight ahead for approx 1 mile passing the village hall on your left and new homes on your right hand side and the entrance to Pil Bach caravan park on your left, continue for approximately 200 yards take the next right hand turning down a quiet country lane and after some 1 mile, you will start creeping up hill and the entrance to the land is located on the left hand side on the entrance to Esgair Graig and the bend.



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

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