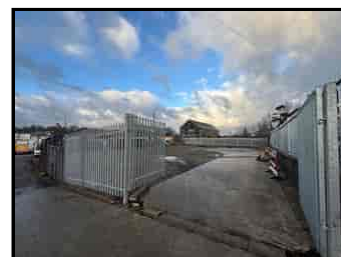
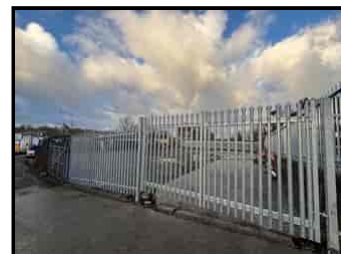


**TO LET AT £4,800 PER ANNUM. Secure Compound/Yard area in a centre of Town location.
Llanybydder, West Wales**



**Compound/Yard Area, Station Yard, Station Terrace, Llanybydder,
Carmarthenshire. SA40 9XX.**

£4,800

REF: C/2338/LD. TO LET AT £4,800 PER ANNUM

*** TO LET AT £4,800 PER ANNUM *** A secure Compound/Yard area *** Double gated and recently re-fenced *** Centre of Town location *** Level site - Part concrete and part hard standing *** 3 phase electric and services nearby but not connected *** Suiting alternative use (subject to consent) *** Suiting light industrial/commercial use *** Good access points ***

*** Well positioned within the Market Town of Llanybydder *** Good range of amenities nearby *** Close to Lampeter, Carmarthen and the Cardigan Bay Coast *** Commercial businesses nearby *** Adjacent to a Public Car Park *** Viewing recommended - Contact us today to view



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



ABERAERON
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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 site is positioned centrally within the Market Village of Llanybydder surrounded by various commercial and industrial units. Llanybydder is a strategic Market Town positioned in West Wales with good road access to Carmarthen, the M4 Motorway and also to Lampeter and the Cardigan Bay Coast. The site enjoys double gated entrance, being secure, recently re-fenced and level.

GENERAL DESCRIPTION

A secure industrial site positioned centrally within the Market Town of Llanybydder. The site has recently been cleared, securely fenced and gated, offering a level part concreted site.

Please note there are no services on site but 3 phase electric, water and drainage is within close proximity but not connected.

The site offers potential for alternative use (subject to the necessary consents being granted by the Local Planning Department of Carmarthenshire County Council).

The site is centrally positioned within various industrial units and is within close proximity to a good range of local amenities within the Town.

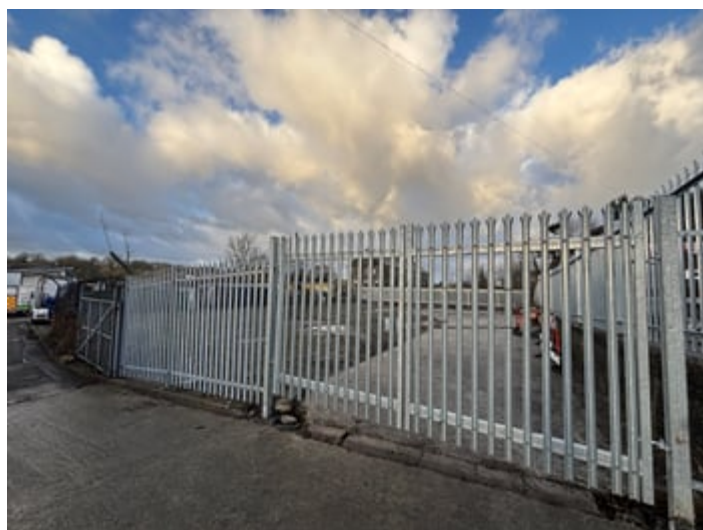
FIRST IMAGE



SECOND IMAGE



THIRD IMAGE



FOURTH IMAGE



PLEASE NOTE

Restriction:- The Yard cannot be used as a Self Storage Yard/Containers, as per the Landlords instruction.

Services

Please note there are no services on site but 3 phase electric, water and drainage is within close proximity but not connected.



LLANFYLLTER LLANFYLLTER

For Identification Purposes Only

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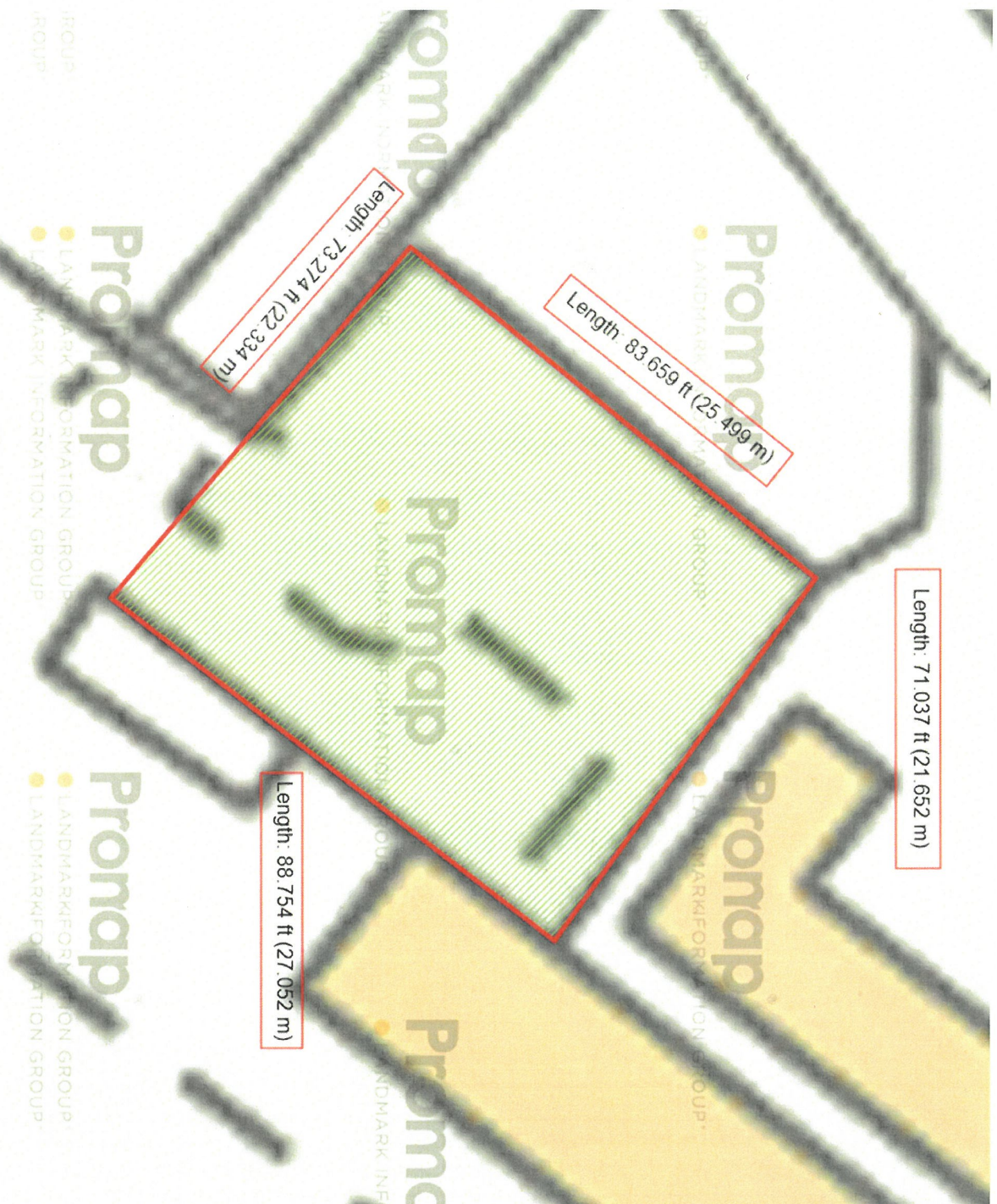
CARMARTHEN
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Ceredigion SA31 3JZ
TEL: 01267 493 444
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Directors:
Andrew J Morgan FRICS FNAV Rlys ap Dyfan Davies BA (Hons) MTP
T Dyfan R Davies FNAEA FNAEA Llys ap Dyfan Davies BA (Hons) MNAEA FNAEA

Associates:
Iwan Davies, Associate MNAEA Neville Thomas, Associate

www.morgandavies.co.uk

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For Identification Purposes Only

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

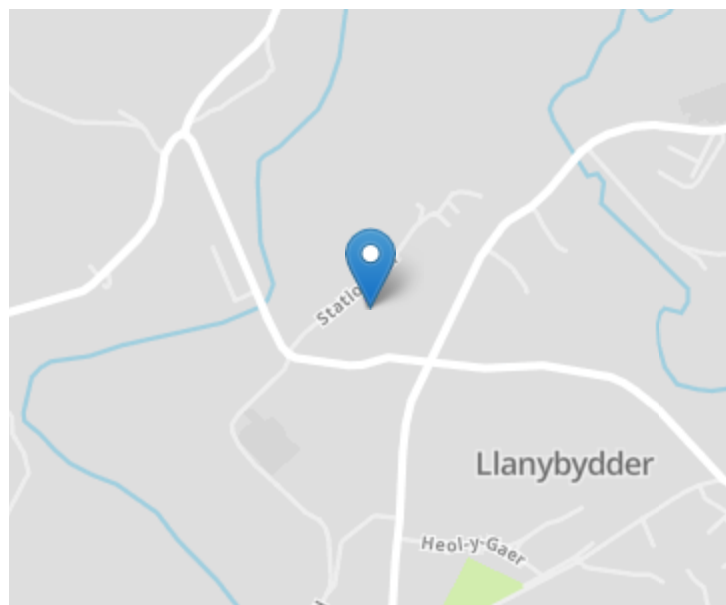
Any risk of coastal erosion? No

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 Lampeter take the A485 road to Llanbydder. On reaching the main square turn right by Nisa. Continue down the hill. At the bottom square opposite the former Black Lion Public House turn right into Station Terrace. Continue through Station Terrace and you will reach Station Yard.

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 :

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