

Attractive 9.12 Acre parcel of land. Near Llangrannog - Cardigan Bay - West Wales.



Land adj Brynderwen, Llangrannog, Ceredigion, West Wales. SA44 6AD.

£75,000

Ref A/5509/ID

****An attractive 9.12 acre paddock****In the coastal belt region****1 mile from Llangrannog****Productive grasslands****Woodland with stream boundary****Potential to connect to mains water connection along the roadside****Attractive countryside aspect****Ideal for those seeking an extension to their holding or those looking for peace and tranquility******

The land is situated on the fringes of the popular coastal destination of Llangrannog, with its sandy beaches. The nearby Market town of Newcastle Emlyn is some 25 minute drive and the larger Amenity Centre of Cardigan is within a 30 minute drive of the land.



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CARMARTHEN
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Carmarthenshire, SA31 3AD
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GENERAL

The land is accessed via the adjoining county road and is currently used for grazing and cropping.

The land is in a convenient location and would be a valuable 'add on' to any agricultural business enterprise. The land is generally south facing, being ideal meadowland for grazing.

The land has potential for alternative uses for those seeking conservation projects or indeed alternative leisure uses or diversifications (subject to consent).

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





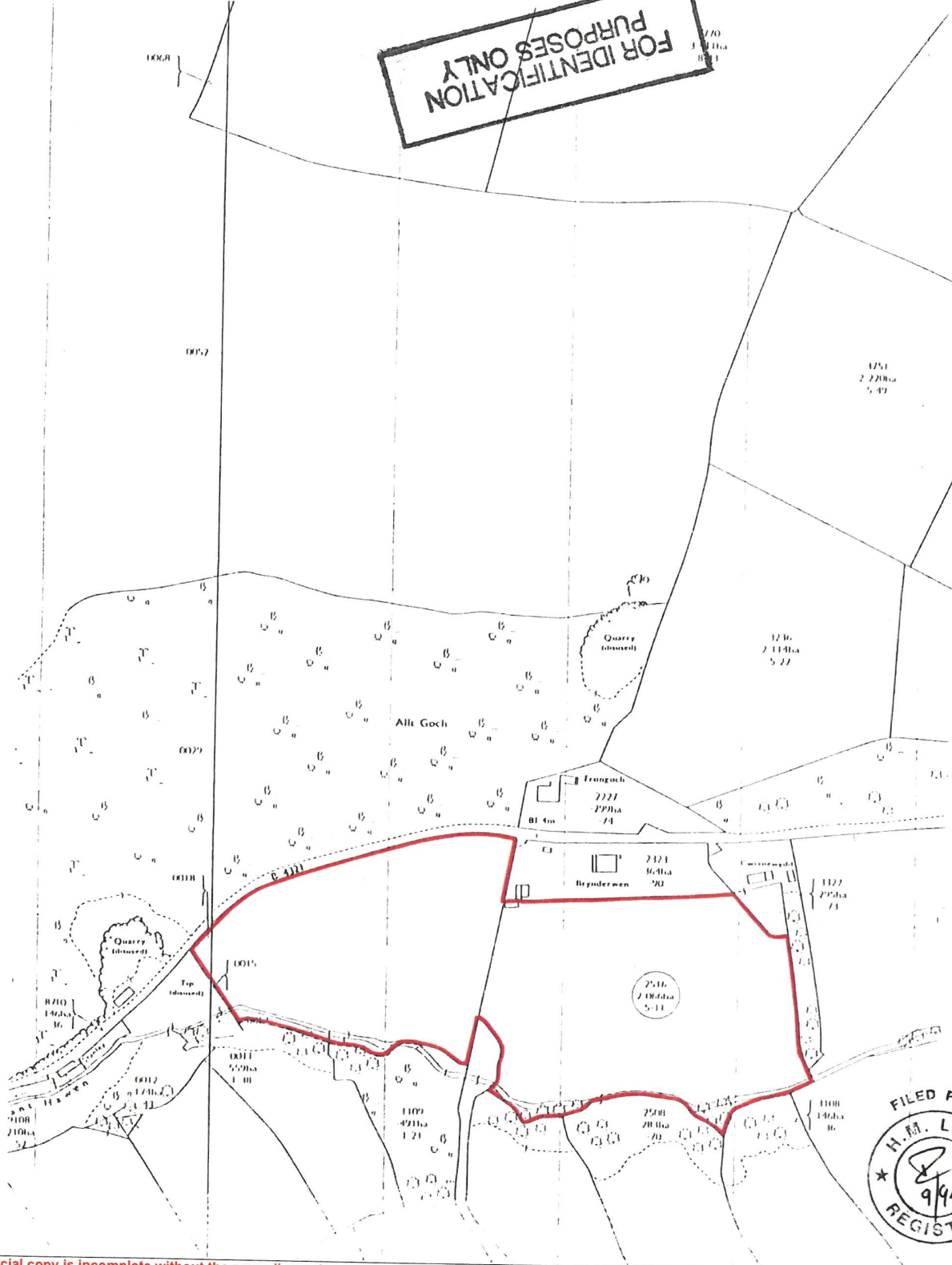
Services

We are advised that the land has mains water connection nearby on the roadway.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA707216	
ORDNANCE SURVEY PLAN REFERENCE	SN 3154 SN3254		Scale 1/ 2500
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ADMINISTRATIVE AREA CEREDIGION
SIR CEREDIGION

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

MATERIAL INFORMATION

Parking Types: Private.

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

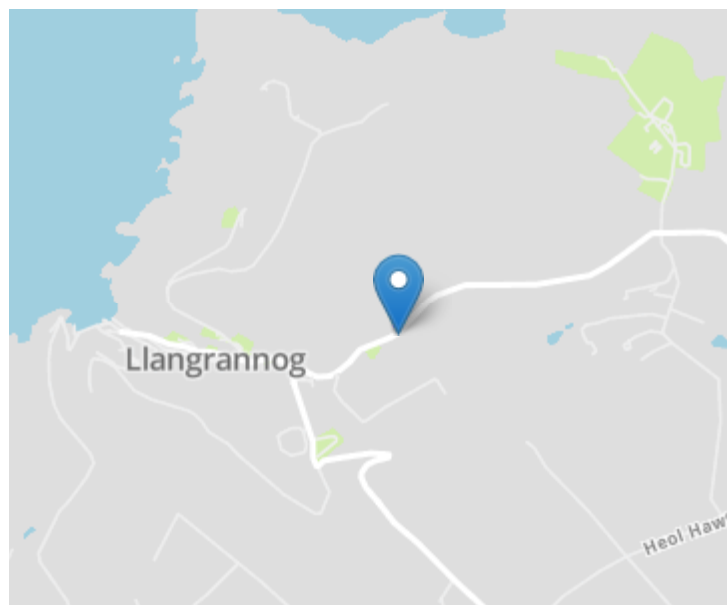
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? Yes

The existence of any public or private right of way? No



Directions

From Aberaeron take the A487 coast road south towards Cardigan. Continue through the villages of Ffosyffin, LLwyncelyn, Llanarth, Synod Inn, Plwmp and then onto the village of Pentregat. At the crossroads in Pentregat turn right towards Llangrannog, follow the road for approximately 2 miles, continuing through Pontgarreg and on towards Llangrannog. As you start dropping down into Llangrannog, you will see the land on your left as identified by the agents for sale board.

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

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