

*A rare and unrivalled opportunity to acquire productive and healthy paddocks of approximately 16.39 acres. Bancyffordd, Near Llandysul, West Wales*



**Land Part of Preseli View, Bancyffordd, Llandysul, Carmarthenshire.  
SA44 4RY.**

**£170,000**

**REF: A/5516/LD**

\*\*\* Unique and unrivalled opportunity \*\*\* In total extending to approximately 16.39 acres \*\*\* Three traditionally sized easily manageable free draining enclosures \*\*\* Secure with mature hedges and Stock proof fencing \*\*\* Good roadside track access \*\*\* Enjoying fantastic views over the surrounding countryside and the Preseli mountains

\*\*\* The land is utilised for agricultural and equestrian purposes but offers diversity and appeal for alternative uses (subject to the necessary consents being granted) \*\*\* Edge of popular Village location \*\*\* Only 2.5 miles from the Teifi Valley and Market Town of Llandysul and 15 miles North from the County Town of Carmarthen \*\*\* A delightful opportunity and nicely sized enclosures with good access



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## LOCATION

Located 2.5 miles from the popular Town of Llandysul offering a wide range of amenities, 5.5 miles from Newcastle Emlyn, 15 miles North from the County Town of Carmarthen and within easy reach of Lampeter and the Ceredigion Coast.

## GENERAL

A convenient parcel of land extending to approximately 16.39 acres. The land split into three traditionally sized enclosures being easily managed and free draining and having stock proof fencing and mature hedging.

One paddock enjoys roadside frontage and good gated access point. It is on the fringes of the Village of Bancyffordd, only 2.5 miles from the market town of Llandysul. It offers diverse appeal suiting agricultural, equestrian or leisure (subject to the necessary consents being granted).

For further information please contact the Sole Selling Agents, Morgan and Davies, on 01570 423 623.

## THE LAND



## ACCESS AND DRIVEWAY



## DRONE PHOTOS OF THE LAND



### PLEASE NOTE

There will be a clawback provision on the paddock of 20% over the next 20 years.

### MONEY LAUNDERING REGULATIONS

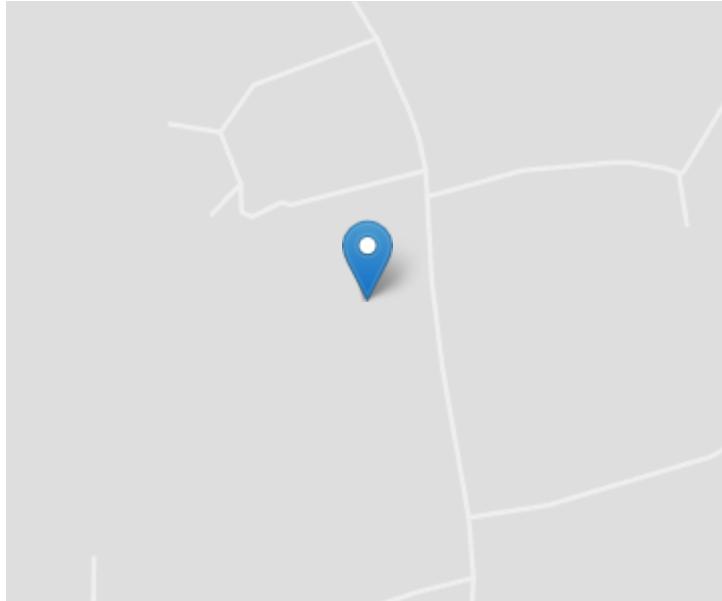
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### Services

No services available.



<b>Council Tax:</b>	Has the property been flooded in last 5 years?
N/A	No
<b>Parking Types:</b> None.	<b>Flooding Sources:</b>
<b>Heating Sources:</b> None.	Any flood defences at the property? No
<b>Electricity Supply:</b> None.	Any risk of coastal erosion? No
<b>Water Supply:</b> None.	Is the property listed? No
<b>Sewerage:</b> None.	Are there any restrictions associated with the property? No
<b>Broadband Connection Types:</b> None.	Any easements, servitudes, or wayleaves? No
<b>Accessibility Types:</b> None.	The existence of any public or private right of way? No



## Directions

From Llandysul take the Bancyffordd Road over the by-pass from the town. Bancyffordd located on the Southern side of the town. Continue on this road for approx 1 mile progressing from the town and there is a sharp left hand bend. Continue for a further 3/4 mile and the parcel of land will be located on your right hand side after passing two bungalows as identified by the Morgan and Davies for sale board.

Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

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

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

**Lampeter Office**  
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