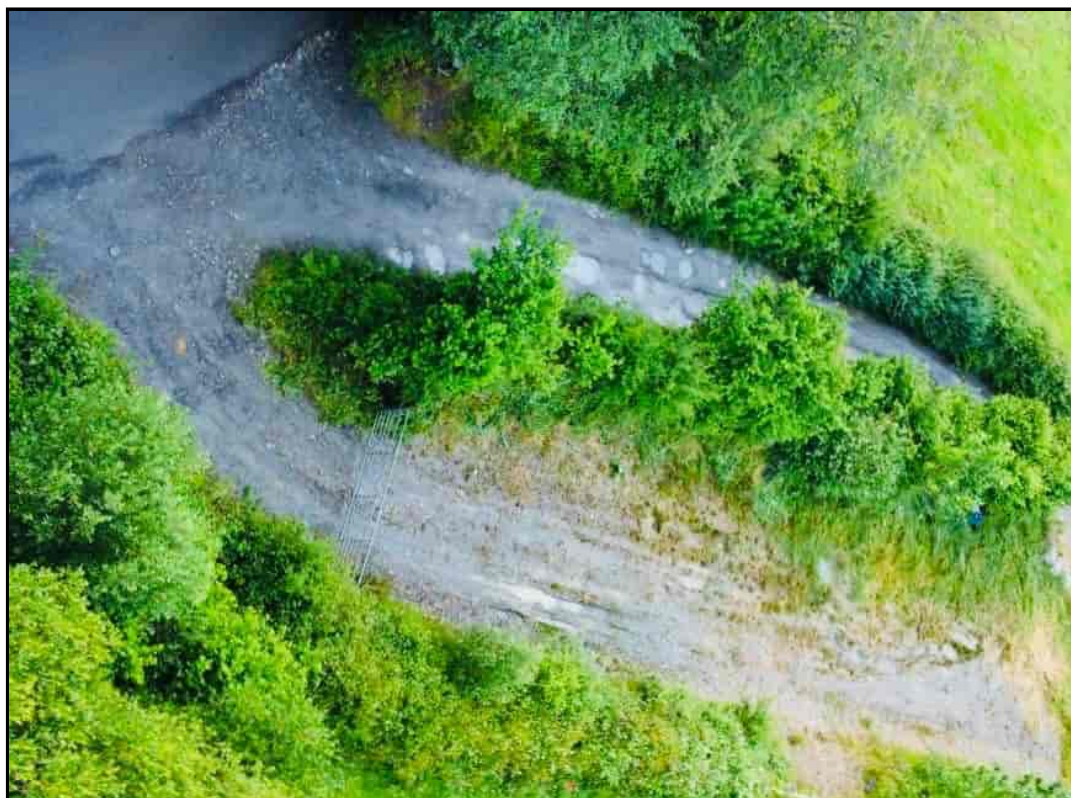


A useful lock-up yard area nicely positioned within the Brechfa Forest. Near Carmarthen, West Wales



Yard Area, Gwernogle, Carmarthen, Carmarthenshire. SA32 7SA.

£25,000

REF: A/5319/LD

- *** A rare opportunity *** A useful lock-up yard area of approximately 0.152 acres *** Hard standing with gated and fenced boundaries *** Diversely appealing
- *** Picturesque rural position and nestled within the renowned Brechfa Forest *** Spectacular views over the surrounding countryside - Total isolation
- *** Offering business/leisure potential - Stabling, storage, etc., (subject to the necessary consents being granted) *** Good roadside access and the perfect yard area



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AERIAL VIEW OF THE YARD AREA



YARD AREA



LOCATION

The yard area enjoys a breath taking location in the centre of the Brechfa Forest, renowned for its mountain biking, outriding and forestry trails, all which is within close proximity to the County Town of Carmarthen, lying within 16 miles, and Swansea within 30 miles. The land is private but not remote.

GENERAL DESCRIPTION

Here we have for sale a useful yard/lock-up area having good hardstanding and enjoying an elevated position, having good boundary fencing and enjoying a breath taking location.

It enjoys good access from the Village of Gwernogle and would be very useful and could offer potential business, leisure, residential (subject to the necessary consents being granted by the Local Planning Department of Carmarthenshire County Council).

MAIN VIEW OF THE YARD AREA



YARD AREA (SECOND IMAGE)



ENTRANCE TO THE YARD AREA



AGENT'S COMMENTS

There are good gated access points to this land from an un

named roadway.

TENURE AND POSSESSION

The land is of Freehold Tenure.

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 are currently connected at present. We are informed that water and electricity connections are nearby.



MATERIAL INFORMATION

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

Directions

From Lampeter take the A485 road towards Carmarthen. Continue through the Villages of Llanybydder and Llanllwni. On leaving the Village of Llanllwni take the left hand turning just before the Village Shop. Continue along this road and take the next left at the 'T' junction. Continue for a further 200 yds and then take the right hand turning for Brechfa. Continue over Llanllwni Mountain and after approximately 3 miles take the left hand turning for Gwernogle and continue on this road for a further 2 miles. Continue through the Village of Gwernogle and on leaving the Village the turning to the yard will be located on your left hand side, as identified by the Agents 'For Sale' board.

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

All our properties are also available to view 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 Facebook and Instagram Pages

For further information or to arrange a viewing on this beautiful property, contact us:

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