

Picturesque location. Approximately 36 acres parcel of land on Abergwesyn Road, Tregaron, West Wales



Banc Tan Yr Allt, Abergwesyn Road, Tregaron, Ceredigion. SY25 6NL.

£175,000

REF: A/5284/LD

*** An exciting and rare opportunity to acquire an extensive parcel of agricultural conservation land in the heart of the Cambrian Mountains *** A good block of land with natural water supply *** Extending to approximately 36 acres or thereabouts *** Boundary ring fenced and good roadside access points (recently re-gravelled and fenced) *** Mixed use with good level pastures *** Sloping scrub/bank land *** Mature broad leaf Oak woodland *** Healthy productive land split into numerous enclosures *** Capable of sustaining good stocking levels

*** Magnificent views over Tregaron, Teifi Valley and the Nature Reserve *** Positioned on the renowned Abergwesyn Road *** A great opportunity - Ideal as a small starter holding *** Suitable for those with conservation interest and having leisure use potential *** Available add on usefully sized block to any agricultural enterprise *** Located in the peaceful countryside *** 1 mile from the Market Town of Tregaron at the foothills of the Cambrian Mountains



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LOCATION

Delightfully positioned on the renowned Abergwesyn Road that lies only 1 mile from the upper Teifi Valley Market Town of Tregaron with commanding views over the upper reaches of the Teifi Valley and towards the Cambrian Mountains.



GENERAL DESCRIPTION

Here lies an unique opportunity to acquire an extensive parcel of land which extends to approximately 36 acres. The land is of mixed use with good level pastures, sloping bank land and Broad Oak woodland. The land enjoys good roadside access points, one of which recently being upgraded.

The property enjoys a private water supply via two streams that borders the land.

In all an exciting opportunity suiting a range of uses, be it agricultural, Equestrian or potential leisure. The land deserves early viewing and is capable of sustaining good stocking levels, be it Sheep, Cattle or Horses.

GATED ACCESS



LAND (FIRST IMAGE)



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)



LAND (FIFTH IMAGE)



LAND (FOURTH IMAGE)



OVERLOOKING CAMBRIAN MOUNTAINS



LAND (FIFTH IMAGE)



POSITION OF LAND

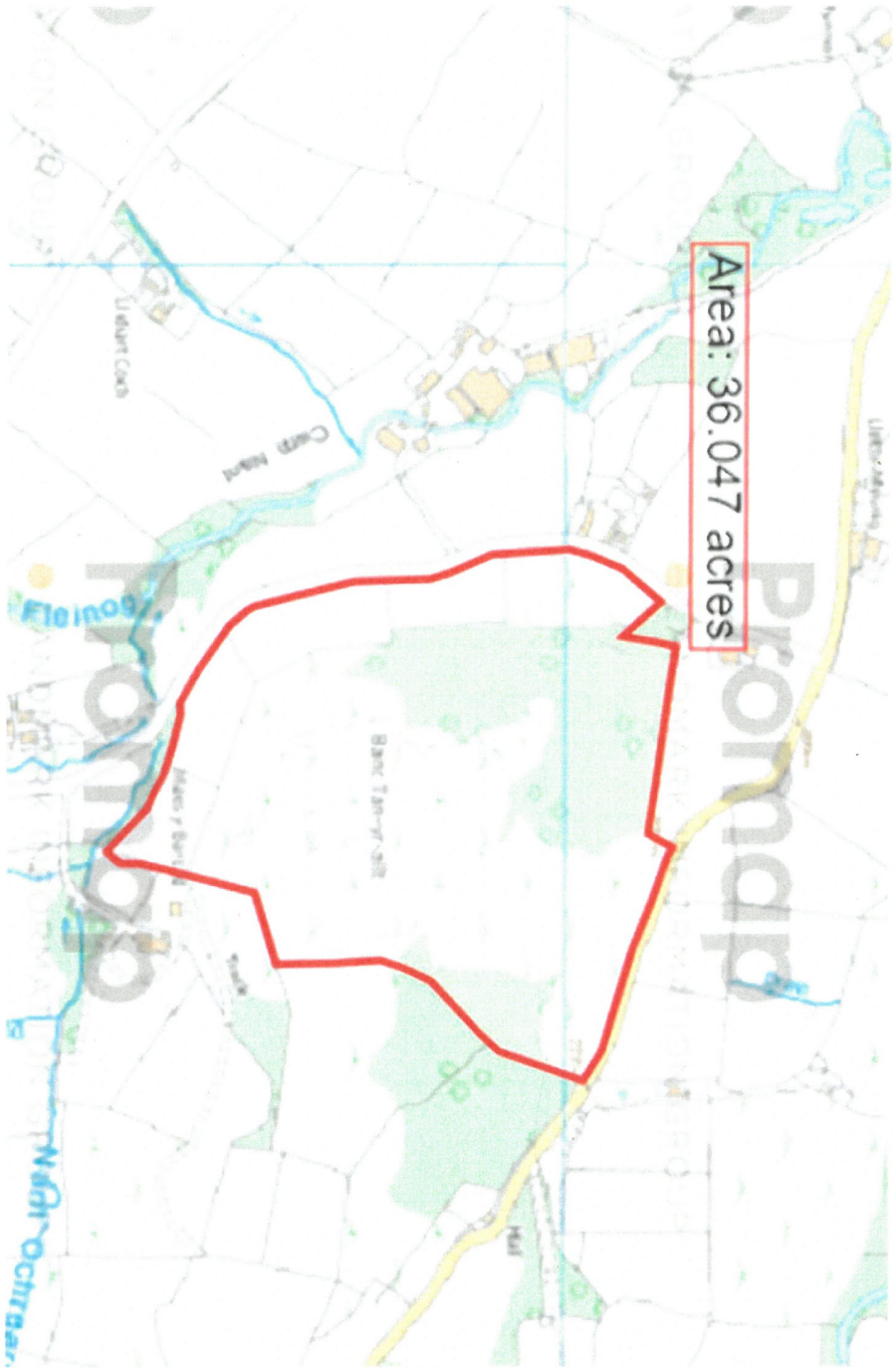


VIEW TOWARDS TREGARON



Services

The property enjoys a private water supply via two streams that borders the land.



For identification purposes only

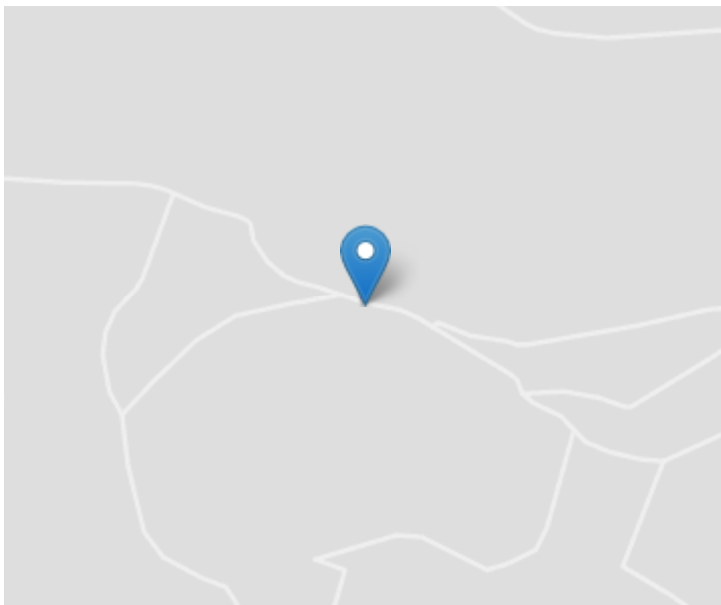
Directions

From Lampeter take the A485 roadway to Tregaron. At the first square within the centre of the Town turn right, head over the bridge, passing Spar Supermarket on your left hand side, and bear left onto Abergwesyn Road. Continue on this road taking the second right hand turning and the entrance to the land will be located after 200 yards 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 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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