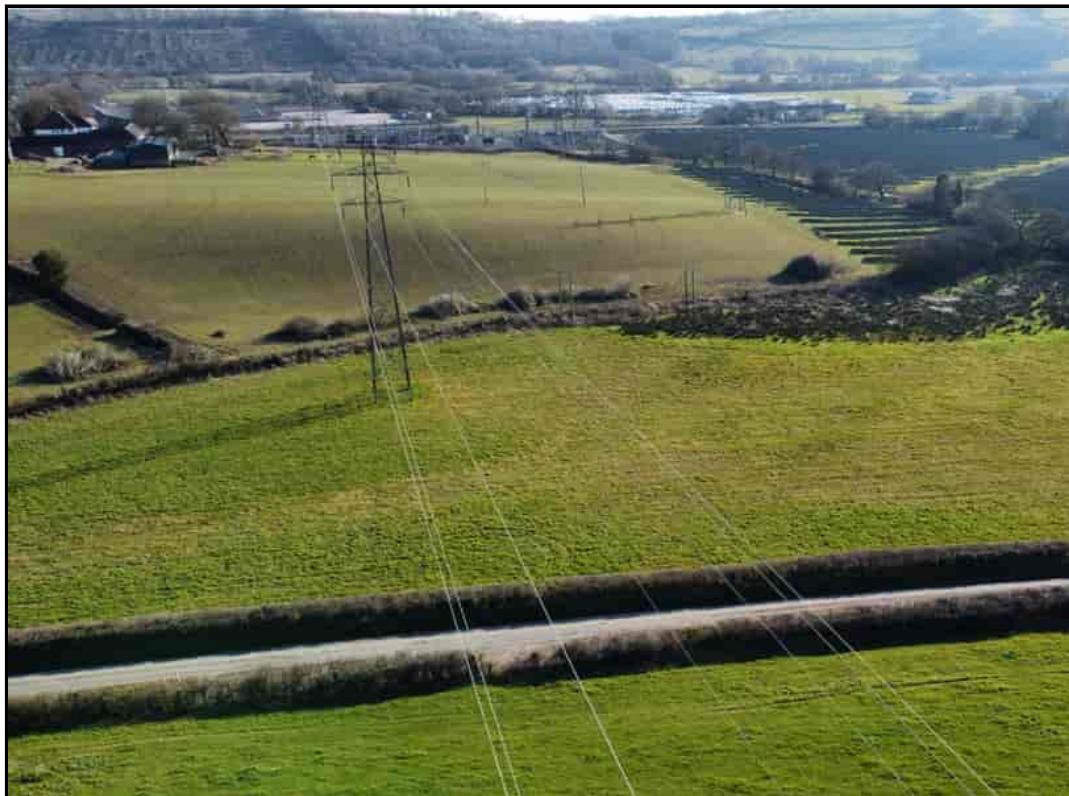


*7 Acre Field on the edge of Carmarthen Town & Close to Johnstown Village. Fronting a Country Road Being Level with Stream Frontage. Good Grazing Field For Animals & Including Equine.*



**7 Acres of Land at, Llysonnen Road, Carmarthen, Carmarthenshire. SA31 3RP.**

**£60,000**

**A/5420/NT**

7 Acre Field of agricultural grazing land, suitable for grazing or cropping on the edge of Carmarthen Town close to Johnstown village. Excellent heart in a good growing area the land is mainly level and adjoins a council maintained road with access off. A Stream runs along part of the boundary giving natural water supply. The 7 acre field having its own access onto the council maintained no through road. Further 21 acres available as a separate lot.

Situated on Llysonnen Road which is a dead end road. On the edge of Johnstown village and Carmarthen Town on the eastern edge. Close to the livestock market at Travelers Rest and Llanllwch.



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



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Llammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Land

7 acre field on the edge of Carmarthen Town and close to Johnstown village in a quiet location on a no through road. Level grazing land with a stream to the rear. One field with mature hedgerow boundary.



## Clawback

Please note there will be a clawback overage on the land. If planning is granted for solar or residential & Commercial use. The current owner will allow a building to be built for agricultural purposes. 25% clawback over 50 years.

## Services

There are no services to the land and prospective purchasers should make their own enquiries to the cost of such connections if required before making an offer.

## MATERIAL INFORMATION

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**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

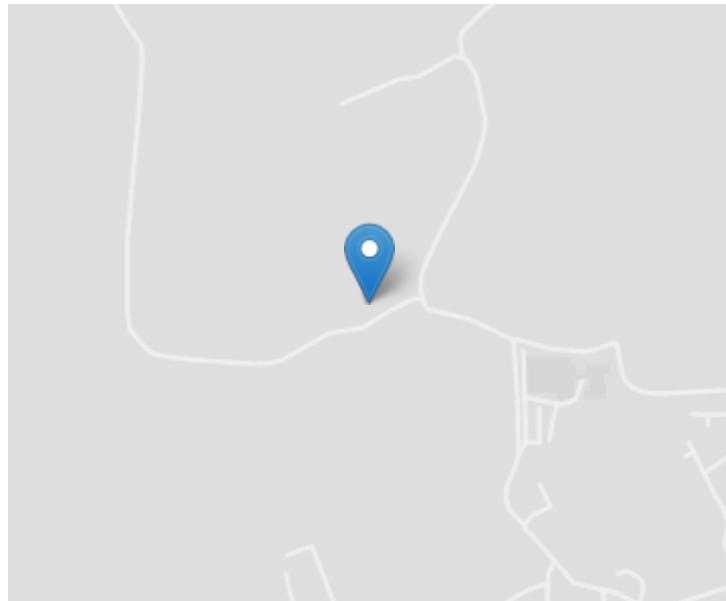
Any risk of coastal erosion? No

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

Directions : From the A 40 heading out of Carmarthen pass the Llansteffan turning go under the bridge and turn left for Travelers Rest / Livestock market. Turn immediate left again for Travelers Rest. Carry on the bridge over the dual carriageway and at the roundabout take the second junction off to Travelers Rest. Carry on this road for approx a mile passing the Feed Mill and the land will be found shown by a Morgan and Davies for sale board.

What3words location //increases.explorer.compelled

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

**Carmarthen Office**  
**11 Lamas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444  
E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
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