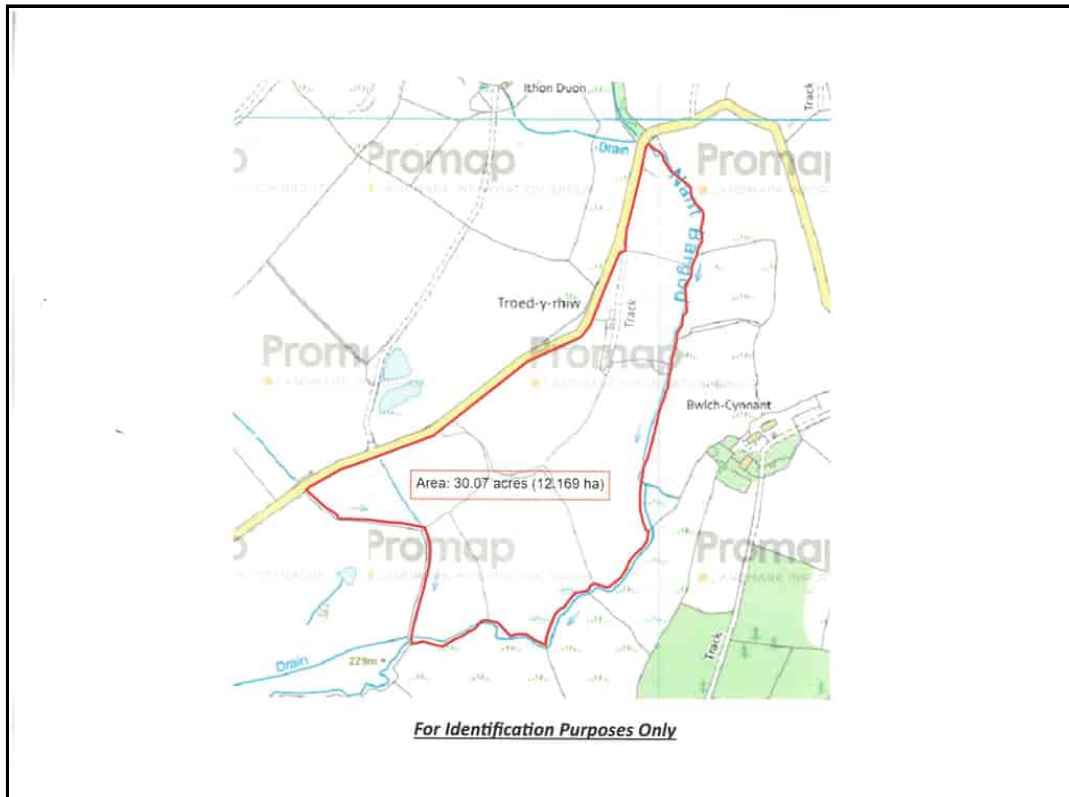


*A parcel of 30.07 improvable and healthy accommodation land, in the heart of the Upper Towy Valley, Nr Llandovery, West Wales*



Land at Troedyrhiw, Rhandirmwyn, Llandovery, Carmarthenshire. SA20 0UL

£150,000

A/5257/AM

For sale by Private Treaty

\*\*\*A parcel of 30.07 improvable and healthy accommodation land, in the heart of the Upper Towy Valley \*\*\* within 6 miles of the market town of Llandovery and 1.5 miles from Rhandirmwyn \*\*\* Well located in a sought after agricultural locality around 220m above sea level \*\*\* Small general purpose barn on site \*\*\* Ideal as an add-on parcel of land to an existing agri-enterprise or conservation \*\*\* Includes a pocket of valuable conservation wetland and potential for silvicultural purposes \*\*\*



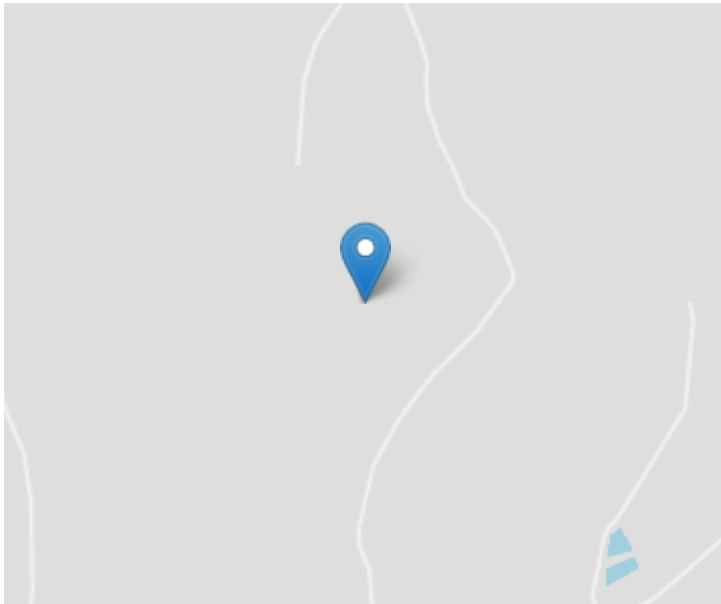
LAMPETER  
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CARMARTHEN  
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Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk



## 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 connected or available at present.

## GENERAL

This land is well located in a sought after agricultural locality around 220m above sea level with extensive frontage to a quiet council maintained road and having a small general purpose barn on site. A former smallholding now comprising of a useful parcel of agricultural land, sloping to level, and bordered by the Nant Bargod and having good access and ideal as an add-on parcel of land to an existing agri-enterprise or for those seeking conservation, or alternative use for lifestyle purposes (subject to the appropriate consents being obtained).

The land includes a pocket of valuable conservation wetland and potential for silvicultural purposes is evident. In total 30.07 acres (12.169ha).

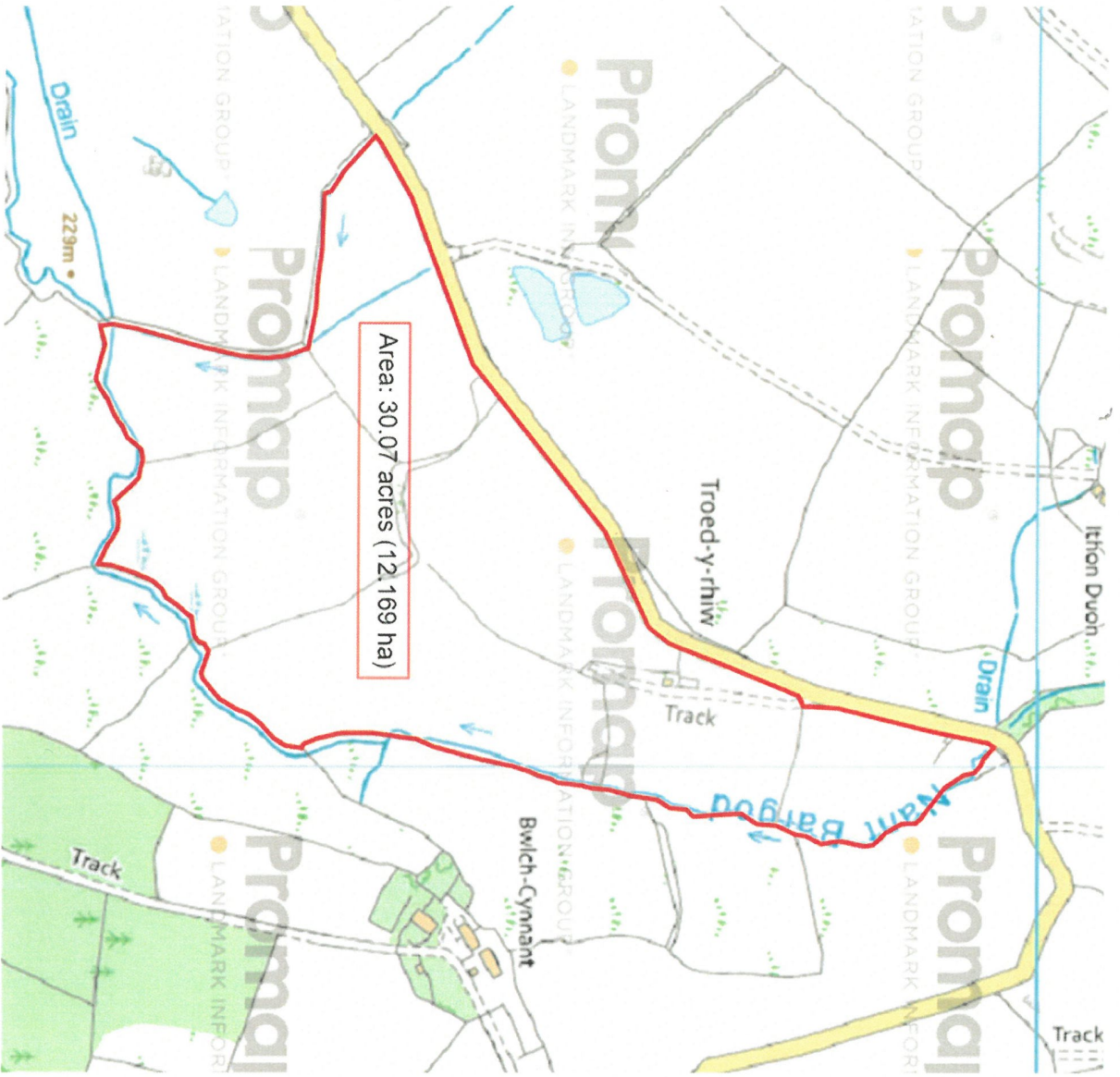
## TENURE AND POSSESSION

We are informed by the vendors that the land is of Freehold tenure. The land is registered for BPS purposes.

## AGENTS COMMENTS

A well situated parcel of some 30 acres or thereabouts in a sought after agricultural locality, close to the Towy Valley and ideal for those seeking a valuable add-on additional piece of land to an existing agri-enterprise, or alternatively for a smallholding or conservation/lifestyle use.

Further details are available from the sole selling Agents, Morgan and Davies, Lampeter office on 01570 423 623 or email [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)



**For Identification Purposes Only**



### Directions

From Llandovery proceed north towards Llyn Brianne and Rhandirmwyn. Continue for approximately 1 mile passing the first turning for Siloh, continuing north, then passing the two turnings for Cilycwm.

Continue past Llynmawr Farm and a telephone box after which on the left, take the next right turning, signposted Cynghordy - a sharp turning, and approximately 1 mile south of Rhandirmwyn.

Continue along this lane towards Cynghordy for approximately 1 mile, and on descending the hill down into the valley the other side, the land will be seen on the right hand side of the road, before Hafod y Pant farm 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](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'.

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:

**Lampeter**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
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