



## Land forming part of Goitre, Taliaris, Llandeilo, Carmarthenshire SA19 7UT

**£250,000 For Sale**

### Property Features

- Excellent Quality Pastureland
- 39.10 Acres
- Roadside Frontage
- Natural Water Supply
- Roadside Access to Each Enclosure

### Property Summary

A conveniently situated block of productive pastureland with direct access off the B4302 to each enclosure extending to 39.10 acres, split into six enclosures. The land is suitable for mowing and grazing purposes.





## Full Details

### Situation

The land is situated in the Taliaris community to the east of Goitre Farm. The land is accessed directly off the B4302, located 3.6 miles west of Llangadog and 4.4 miles north of Llandeilo.

### Description

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### Services

The property benefits from natural water.

### Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: 01267 234567

### Tenure

We understand that the property is freehold with vacant possession.

### Plans, Areas and Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, (public or private), light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these details or not.





## Basic Payment Scheme

No entitlements included in sale.

## Directions

From the A40 roundabout on the outskirts of Llandeilo, travel east towards Rhosmaen and taking the first left turn onto the B4302 towards Talley. Continue travelling on the road for approximately 4.2 miles and the land is found on the right hand side identified by a Rees Richards & Partners "Ar Werth" Board.

Postcode - SA19 7UT

## Viewing

Viewing strictly by appointment only.

For further information please contact Iwan Evans at Rees Richards & Partners, 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612021. Email: [iwan@reesrichards.co.uk](mailto:iwan@reesrichards.co.uk)





