

*Prime Towy Valley Land amounting to 135 Acres. Divided into Conveniently Sized Paddocks. Good track Access to B 4300. Internal tracks give good access between the fields. River Towy*



Capel Isaf Farm, Capel Dewi, Carmarthen. SA32 8AD.

**£1,500,000 Offers in Region of**

**A/5285/NT**

Rare opportunity for a 135 Acre being part Formerly of a Dairy Farm with quality productive Towy Valley Land. Divided into conveniently sized paddocks the land would be an excellent addition to any farming unit. The land is mainly level to gently sloping and runs down to The Towy River well known for its Salmon, Sewin and Sea Trout fishing ( One stretch included).

Situated on the edge of Capel Dewi Village in the heart of the picturesque Towy Valley and only 5 miles from the county and Market Town of Carmarthen. Llandeilo is 11 miles approx. Dual Carriageway connection is 4 miles at the Botanic Gardens of Wales junction and the M4 is another 8 miles approx.



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## Agents Comments

135 Acre of agricultural grazing or cropping land being part of a Former Dairy Farm in the heart of the picturesque Towy Valley. The land is in an unspoilt part of Carmarthenshire, In one block with a good track access to the B4300 road which links Carmarthen and Llandeilo. An excellent opportunity for any farming unit to add an excellent block of land.

We are informed by the seller that they are prepared to rent the land back if would be purchasers/investors would wish to enter into such agreement ( Farm Business Tenancy or similar).



## Land

The land is prime Towy Valley and capable of good growing quantities of grass Etc. Its mainly level to gently sloping divided into conveniently sized fields. Track access to the B4300 Carmarthen to Llandeilo road. there are two stretches of land fronting the River Towy, one of which has the fishing included in the sale (230 Meters approx). well known for its Salmon, Sewin and trout fishing.

## Location

Situated on the edge of the popular village of Capel Dewi with a great community. 5 miles from the county and market town of Carmarthen which offers shopping facilities with national and traditional retailers. cinema. Lyrical theater. leisure center bus and

## 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.


### Directions

From Carmarthen travel on the old road out towards Police Headquarters, turn left For the B4300 towards Capel Dewi. Enter the village and the property entrance is the 1st on the left hand side opposite the garage.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also 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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>28</b>	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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

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