

Regulated by:



Since 1989

*A 27.16 acre parcel of land in a stunning position nestled in the foothills of the Cambrian mountains, West Wales*



**Lot 1, Land at Ffynnon Wen, Bontnewydd, Aberystwyth, Ceredigion. SY23 4JJ.**

**REF: A/5052/LD .... Guide Price**

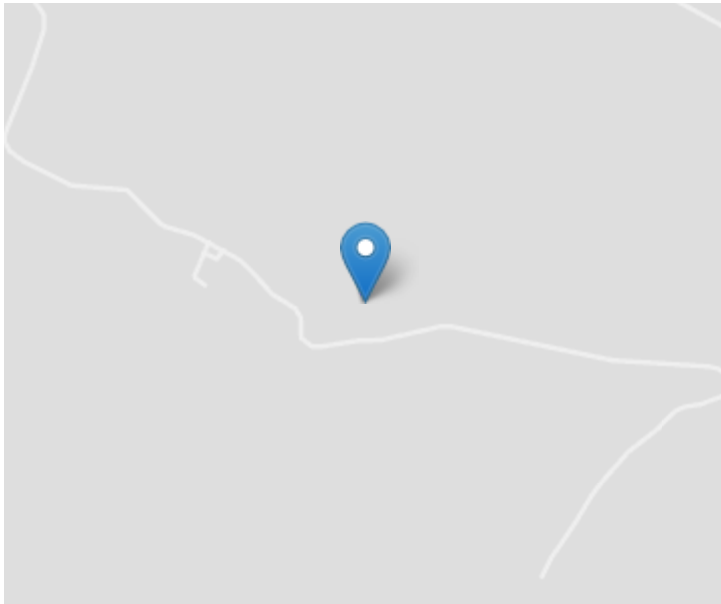
**£145,000**

\*\*\* Unspoilt position at the foothills of the Welsh Cambrian Mountains \*\*\* A 27.16 acre parcel of land split into good sized and manageable paddocks \*\*\* Recently stocked fenced and with new gated entrance point and hard standing

\*\*\* Drainage works carried out on all boundaries \*\*\* Majority level pasture although being returned to nature in recent times - In need of attention \*\*\* Source of the Aeron River runs through the land - Natural water supply \*\*\* Perfect for Animal keeping or for alternative uses \*\*\* Picturesque rural location

\*\*\* Rarely available parcel of land enjoying far reaching views over the surrounding Cambrian Mountains \*\*\* Great opportunity - A Conservationists' dream with good productive pasture capabilities \*\*\*

Contact the Sole Selling Agents today



## MAIN IMAGE



## LAND (FIRST IMAGE)



## LAND (SECOND IMAGE)



## LOCATION

In delightful countryside surroundings close to the rural Community of Bontnewydd which lies some 12 miles South from the Coastal Resort University Town and Administrative Centre of Aberystwyth, some 11 miles from the Georgian Harbour Town of Aberaeron and some 7 miles from the Market Town of Tregaron in the upper reaches of the Teifi Valley in an area renowned for country pursuits that include walking, cycling, fishing and Bird watching.

## GENERAL DESCRIPTION

Morgan & Davies are delighted to market this well positioned and highly appealing parcel of land. The land extends to approximately 27.16 acres or thereabouts and is split into well managed paddocks, recently Stock proofed with good gated access point and hard standing area.

The land suits a range of uses, from Animal keeping to amenity land, and in all very appealing and a viewing is highly recommended. Contact the Sole Selling Agents today.



## ENTRANCE



## DRAINAGE WORKS



## RIVER AERON



## what3words

what3words will point you to where the properties lies on the map - connects.idealists.takeover

## Services

We are informed by the current Vendors that the land benefits from natural water supply on the land.

## Directions

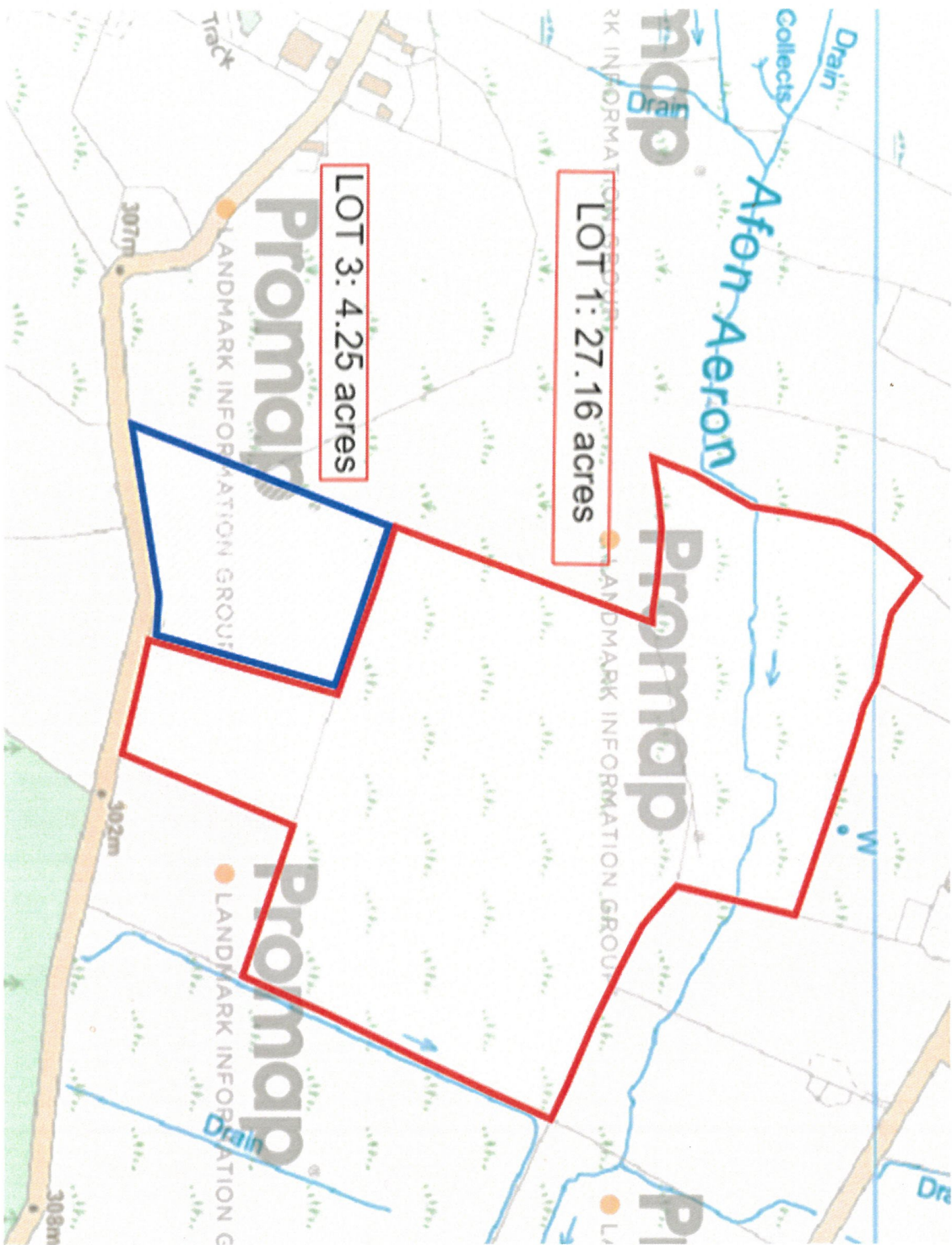
From Lampeter take the A482 towards Aberaeron. After 4 miles turn right onto the B4337 towards Aberystwyth. Proceed on this road for 7 miles, driving through the Villages of Talsarn and Trefilan, until you reach Cross Inn. At the crossroads beside Rhos Yr Hafod Public House turn right and continue to the Village of Bethania. At the crossroads turn left for Llangwryfron and follow this road for 2.5 miles taking the first right at the junction signposted Blaenpennal. Continue on this road for 0.5 of a mile and take the first right hand turning. Continue on this road for a further mile and the land will be positioned 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](mailto:lampeter@morgananddavies.co.uk)

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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](https://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



LOT 1: 27.16 acres

LOT 3: 4.25 acres

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Promap LANDMARK INFORMATION GROUP

Promap LANDMARK INFORMATION GROUP

Promap LANDMARK INFORMATION GROUP

307m

302m

308m

Track

Drain Collects

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LANDMARK INFORMATION GROUP

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