

*4.82 acres of agricultural land set in unspoilt Welsh countryside in North Carmarthenshire. 4 miles from the market town of Llanbydder.*



Land adjacent to Esgair Living, Rhydcymerau, Llandeilo, Carmarthenshire.  
SA19 7RG.

**£60,000 Offers in Region of**  
**REF: A/5306/LD - O.N.O.**

\*\*\* No Onward Chain \*\*\* Extreme appeal as a valuable add-on addition to an existing farming enterprise or alternatively for those seeking investment or alternative use subject to the appropriate consents being obtained \*\*\*

\*\*\* Well fenced and capable of sustaining good stocking levels \*\*\* Peaceful location in North Carmarthenshire \*\*\* Excellent roadside access \*\*\* Within easy commuting distance to the market town of Llanbydder and Lampeter.

\*\*\* Picturesque stream boundary \*\*\* Mature woodland area \*\*\* Currently laid to pasture land \*\*\*

\*\*\* In total 4.82 acres (1.951 ha) or thereabouts \*\*\*



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

## Location

Rhydcymerau is a scattered rural community set amongst the North Carmarthenshire hills, 7 miles south of the University Town of Lampeter and some 12 miles north of Llandeilo and the A40 trunk road.

The County town of Carmarthen is within 25 minute's drive

## General Description

A well situated parcel of agricultural accommodation land which is level and gently sloping. A good size enclosure with a good natural water supply and an abundance of shelter from mature hedgerows and mature woodland. The land is well fenced and benefitting from from roadside frontage of the B4337.

The land would suit those seeking to add to their existing farming enterprise or alternatively for those seeking alternative use, leisure, conservation or equestrian purposes.

## Land





## Access



## Views



## Woodland



## Tenure and Possession

We are informed that the property is of Freehold Tenure and will be vacant upon completion.

## 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

There are no services connected or available at present. There is a natural water supply and mains electricity is nearby



*For Identification Purposes Only*

## MATERIAL INFORMATION

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**Council Tax:**

N/A

**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

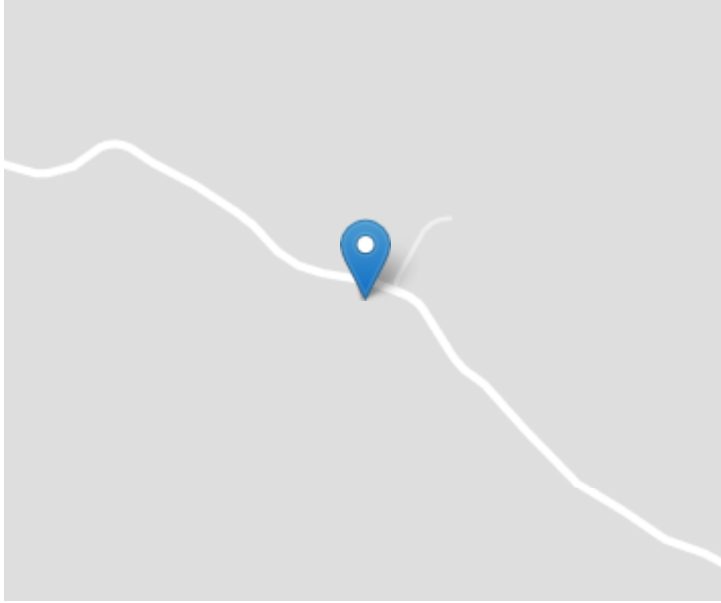
**Any risk of coastal erosion?** No

**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

From Llanybydder take the B4337, towards the village of Rhydcymerau. Continue of this road for approx 4 miles and the property will be seen on your right 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)

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'

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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