

Regulated by:



**RICS**



Since 1989

*Two parcels of well situated pasture and amenity land near Llangybi, Lampeter. Total acreage of 4.56 acres (or thereabouts).*



**Land Formerly Part of Vaelog Villa, Llanfair Clydogau, Lampeter, Ceredigion. SA48 8NE.**

**A/5068/AM ..... Available in two lots Price On Application**

\*\*\* Lot 1: 3.79 acres or thereabouts for £30,000 \*\*\* Lot 2: 0.7726 of an acre or thereabouts for £19,000 \*\*\*\*  
4.56 acres as a whole or separate\*\*\*

\*\*\* Easy road side access from a quiet council maintained road \*\*\* Currently laid to pasture \*\*\* Opportunity for a long term alternative use \*\*\* Natural shelter from mature hedgerows and native trees \*\*\*

\*\*\* Ideal add on opportunity to create a delightful country holding on the edge of a peaceful village \*\*\* Suits pony paddocks, smallholding and leisure potential use \*\*\*

\*\*\* Lot 2 benefits from having a 30' X 12' polytunnel \*\*\*

\*\*\* Peaceful rural location \*\*\* 4 miles from the University Town of Lampeter \*\*\* Between the villages of Llanfair Clydogau and Llangybi, both being 0.8 miles away \*\*\* Overlooking the Teifi Valley \*\*\*



### General Description

Both lots of land have easy access from a road side gated access. The land as a whole is approx 4.5 acres and is currently stock fenced with natural shelter and could provide itself to a range of uses, such as Pony paddock, suiting a smallholding or for alternative leisure usage.

### Location

Both lot 1 and 2 are located on a quiet district road with the village of Llangybi being 0.8 miles North West and Llanfair Clydogau being 0.8 miles South East.

### Lot 1



### Entrance to Lot 1



### Lot 2



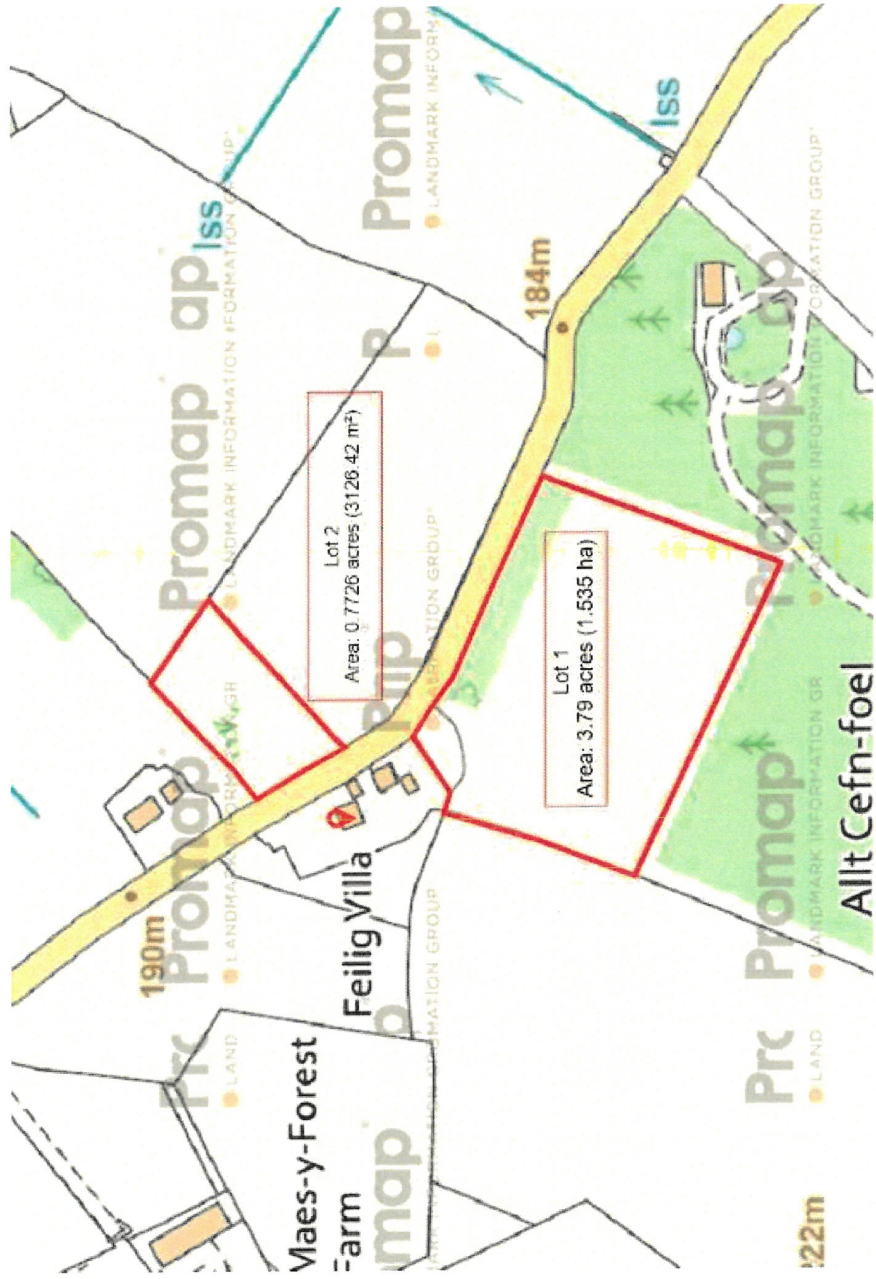
### Poly Tunnel



30' 0" x 12' 0" (9.14m x 3.66m) Which offers a variety of options from keeping livestock to growing fruit and vegetables.

### Directions

From Lampeter Take the A485 Tregaron Road to Llangybi. Turn right by the square of Llangybi, opposite the village shop, for Llanfair Clydogau. Proceed for approximately 1 mile, up the hill and the land will be on your left hand side, as identified by the Agents 'For Sale' board. Continue for approx 50 yards the Lot 1 will be located on your right hand side.



*For identification purposes only*