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**Approx 15.6 Acres, Adjoining Caetwthiwr, Cwmann, Lampeter, Carmarthenshire, SA48 8EG**

**Guide Price £149,500**

GRID REF 585 439

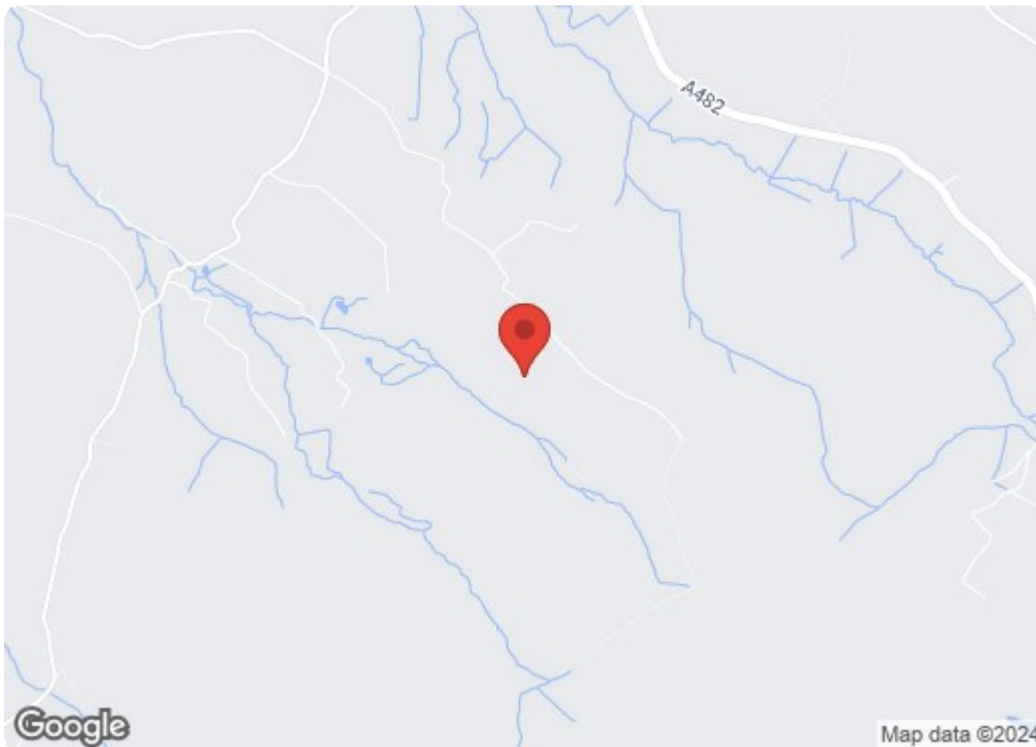
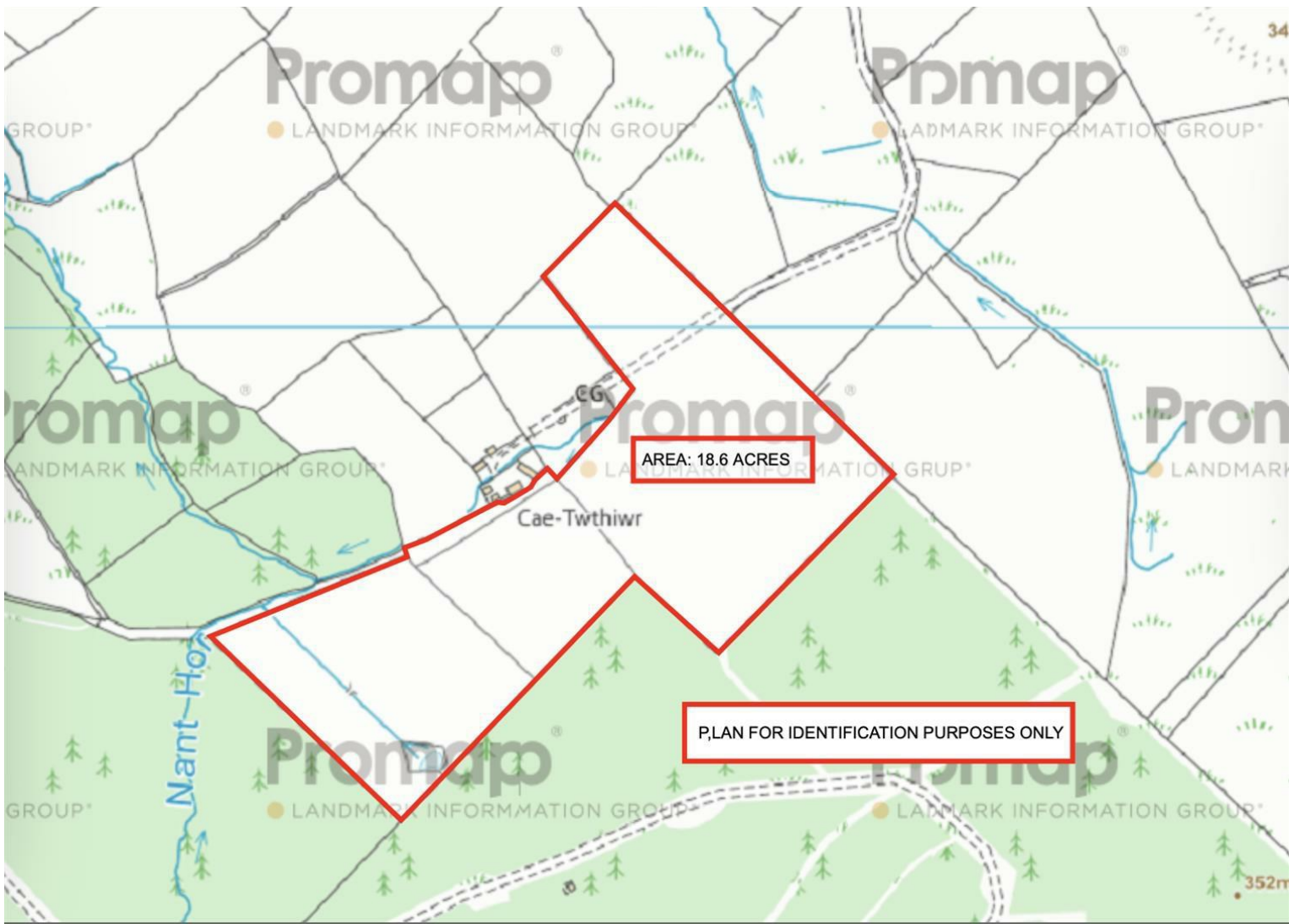
An opportunity to purchase 15.6 Acres of Agricultural land in compact, convenient enclosures, ring fenced with natural water supply. Suitable for grazing, cropping, conservationist or silvicultural use with far reaching panoramic views across the Teifi Valley.

## DIRECTIONS



From Cwmann Tavern take the A485 south towards Llanybydder. Proceed until you come to the Rugby pitch on your right. Turn left for Parcyrhos. Proceed for exactly 0.7 miles through the hamlet to a cross roads. Turn left and carry on for 1 mile. Over a cattle grid and the private drive for Caeteithiwr land is on your right. Drive for 0.3 miles to the land (both sides of the track as you enter and beyond)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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