EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
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OnTheMarket.com
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# Approx 10 Acres, Adjoining Caeteithiwr, Cwmann, Lampeter, Carmarthenshire, SA48 8EG

## Informal Tender £75,000

(GUIDE PRICE £75,000)

GRID REF 585 439

Situated 2 miles from the A485 at Cwmann. About 3.5 miles from Lampeter University Town with a good range of facilities and amenities. 22 miles North of Carmarthen.

An opportunity to purchase 10 Acres of Agricultural land in 2 compact, convenient enclosures, stock proof fenced with natural water supply. Suitable for grazing or cropping with far reaching panoramic views across the Teifi Valley.

Informal Tenders to Evans Bros. Mart Office, Llanybydder by 5pm Friday 14th April, 2023.

## 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).

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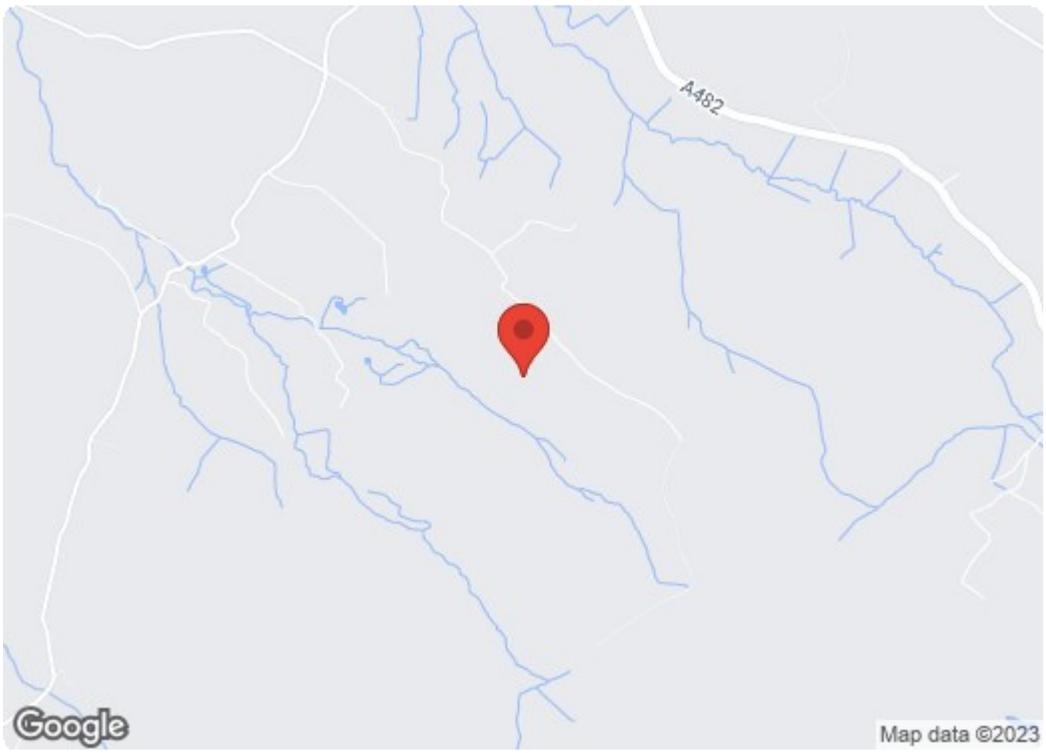


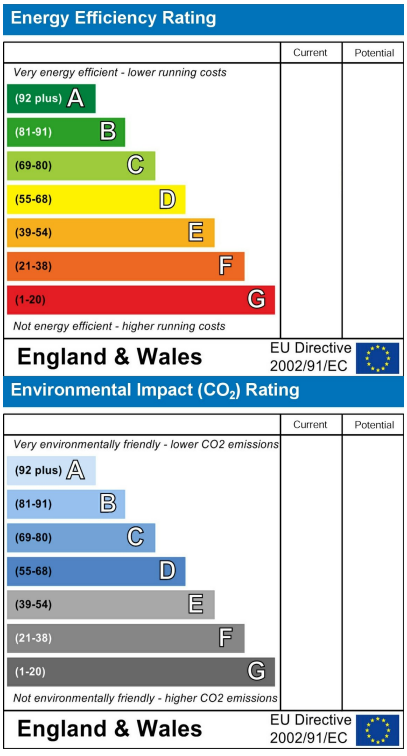



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