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MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Land lying to the North of Nant Ceiliog Llanllwni, Llanybydder, Carmarthenshire, SA40 9SB
Informal Tender £60,000

AN OPPORTUNITY TO PURCHASE A PARCEL OF AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 10.9 ACRES, MAINLY PASTURE ENCLOSURES, STOCK PROOF FENCED WITH NATURAL WATER SUPPLY. ACCESS ACROSS THE LLANLLWNI MOUNTAIN.

**** FOR SALE BY INFORMAL TENDER - GUIDE PRICE - £60,000 ****

**** TENDERS TO BE SUBMITTED TO EVANS BROS, MART OFFICE, LLANYBYDDER, SA40 9UE BY 12 NOON TUESDAY THE 1ST OF SEPTEMBER 2026 ****

LOCATION



Situated adjoining Llanllwni Mountain, circa 3 miles from the Market Town of Llanybydder. Approximately 17 miles North of Carmarthen.

VIEWING

Strictly by appointment via the Agents.

HISTORICAL RUINS



The land has the remains / foundations of what we are informed is an old chapel and a cottage.

MODE OF SALE



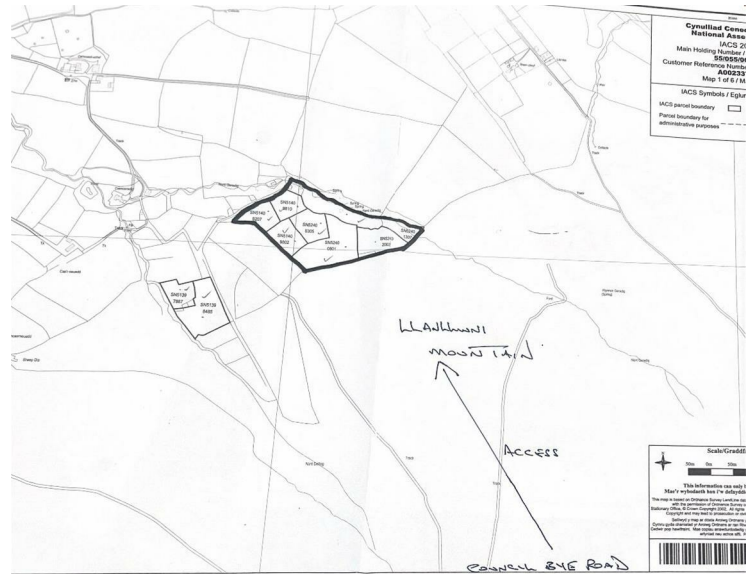
The land is offered for sale by Informal Tender and Best and Final Offers are invited by 12PM ON TUESDAY THE 1ST OF SEPTEMBER 2026.

Tenders should be submitted to Evans Bros Auctioneers & Estate Agents Llanybydder and will be accepted by email, post or in hand but must be in writing and received by the closing date.

The land is being sold with vacant possession on completion of the sale.

By entering this process the vendors are not obliged to accept the highest or indeed any offer made for the purchase of the property and reserve the right to end the tender process early or withdraw the property from the tender process.

DIRECTIONS



From Pentop (The A485 at Llanllwni), take the Rhydcymerau Mountain road for exactly 2.75 miles. You will come to an Evans Bros. Land For Sale arrow sign (opposite the entrance to Penrhiwdilfa). Cross the Llanllwni Mountain for approximately 0.75 miles & you will come to the gated access to the parcel of land. (Please be advised the access is over common mountain land & a 4x4 vehicle is strongly advised.

Land Registry title number - WA516701



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



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,
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