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MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
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Land lying to the North of Nant Ceiliog Llanllwni, Llanybydder, Carmarthenshire, SA40 9SB

Asking Price £55,000

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.

LOCATION



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

VIEWING

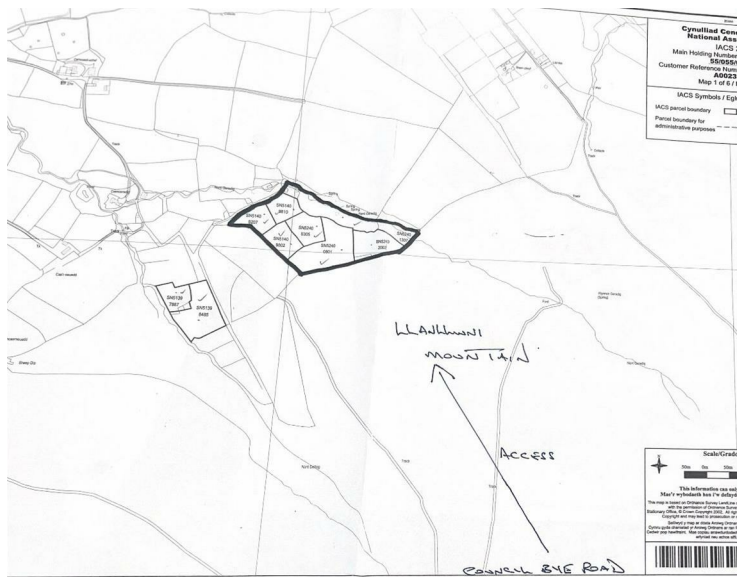
Strictly by appointment via the Agents.

HISTORICAL RUINS



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

DIRECTIONS

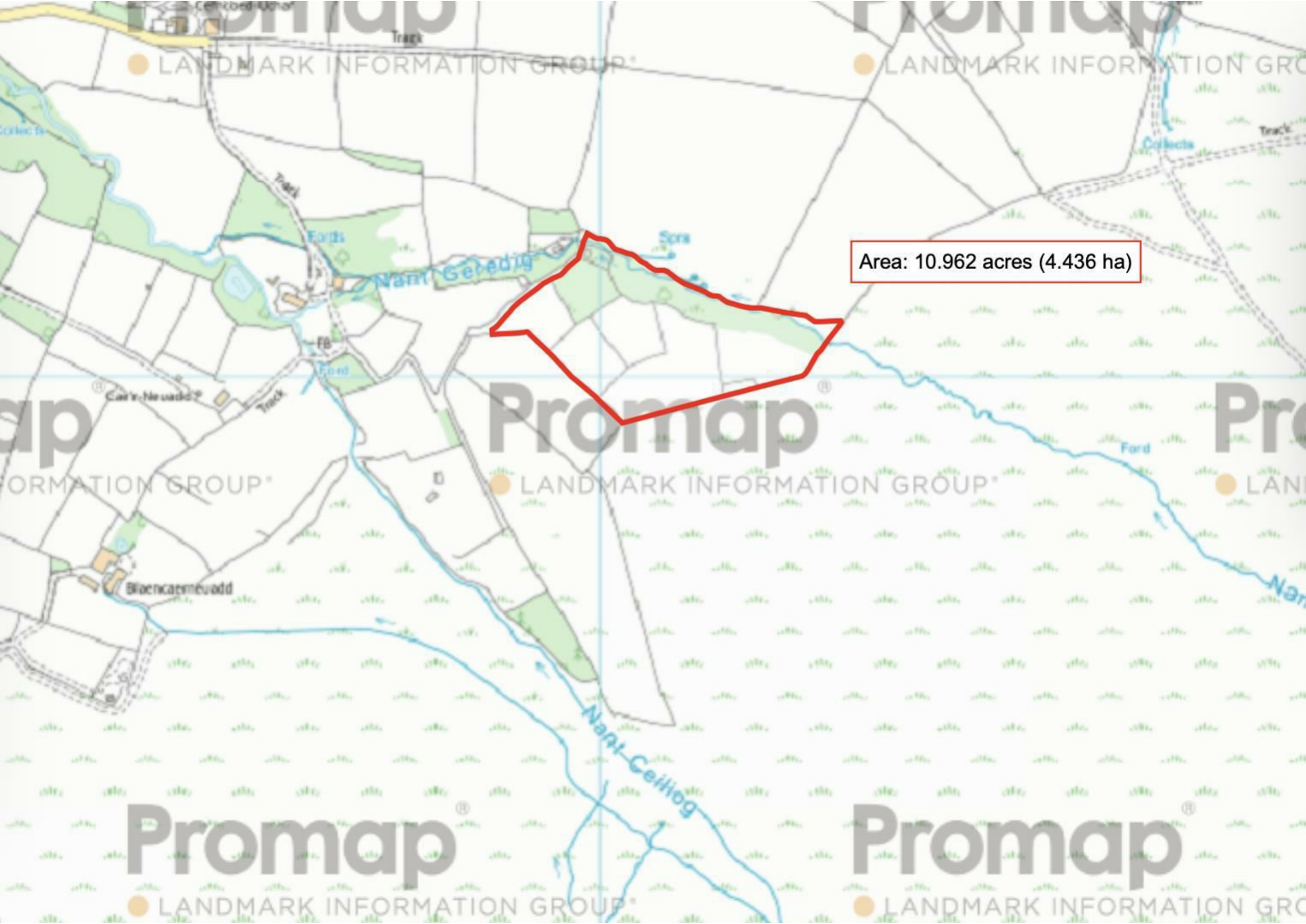


What3Words: [///contracting.responds.brass](https://www.what3words.com/contracting.responds.brass)

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

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