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



Approx 5.5 Acres, Part of Gwarglwydeth, New Inn, Pencader, Carmarthenshire, SA39 9BE

Guide Price £50,000

4.75 MILES LLANYBYDDER

Conveniently located about 3/4 miles off the A485 Carmarthen - Lampeter road at New Inn. 13 miles North of Carmarthen administrative centre.

A rare opportunity to purchase a most useful block of land extending to 5.5 acres, being one level pasture enclosure, stock proof fenced, suitable for grazing or cropping. Good access off a council bye road and a stones throw from open riding on Llanllwni Mountain. Mains water and electricity at hand (not connected).

Option of a further 5.5 acres adjoining clean pasture with 0.5 acre shelter belt.

DIRECTIONS



OPTION



From Llanybydder, take the A485 south towards Carmarthen. After 4.75 miles, turn left onto a council bye road. Proceed for 3/4 of a mile to the land on your right hand side immediately opposite Aeronfa bungalow.

OPTION

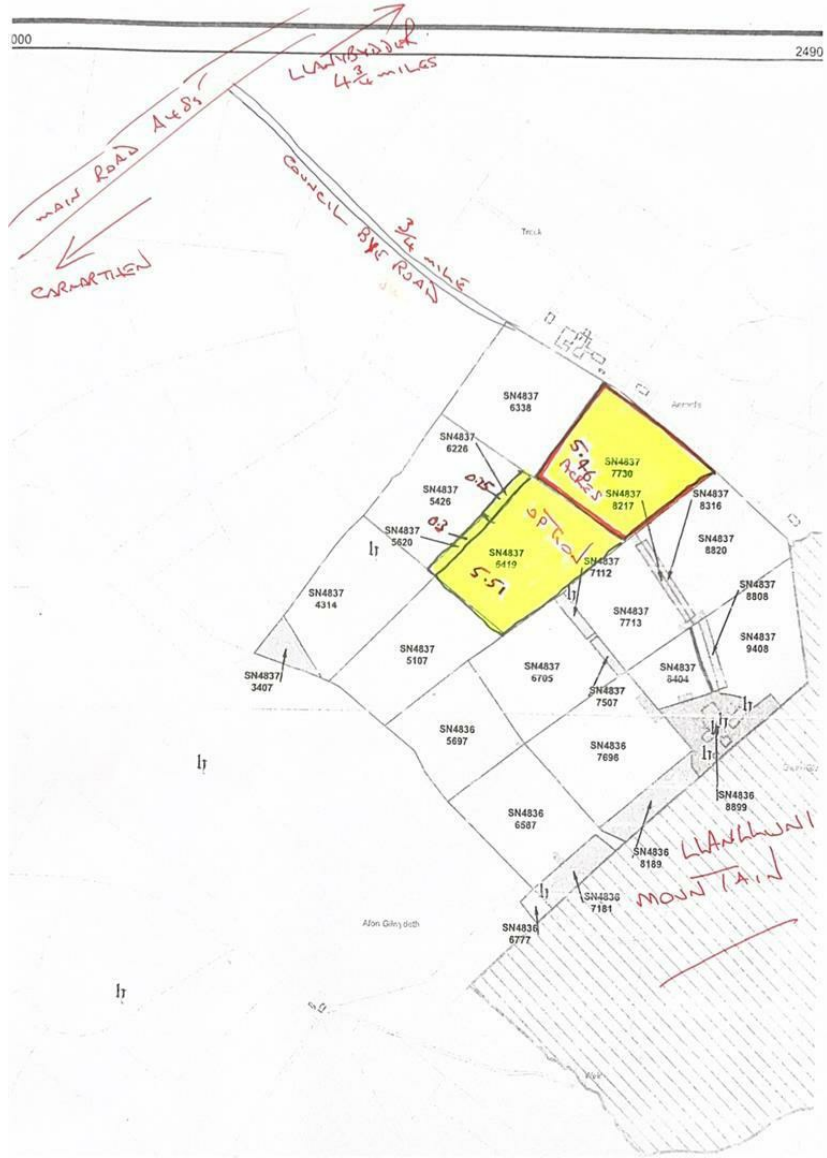


THE LAND



OPTION





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 <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		



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