

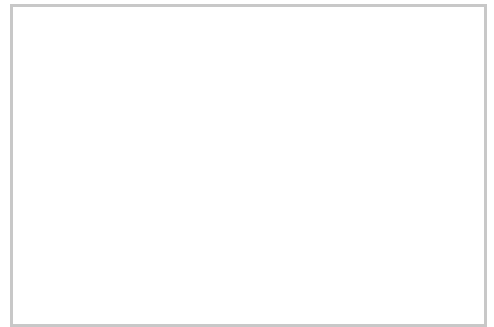
EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

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



9 Acres Land, Formerly Part of Tynllwyn, Ty Mawr, Llanybydder, Carmarthenshire, SA40 9RB
Guide Price £150,000

TYMAWR; 1.5 MILES LLANYBYDDER

Most conveniently located adjoining the main Rhydcymerau road. 6 miles from Lampeter, 18 miles North Carmarthen.

AN OPPORTUNITY TO PURCHASE A MOST CONVENIENT BLOCK OF LAND EXTENDING TO 9 ACRES IN COMPACT, CONVENIENT ENCLOSURES. STOCK PROOF FENCED WITH WATER SUPPLY, 30' x 18' DUTCH BARN WITH LEAN TO'S. PLANNING GRANTED IN THE PAST FOR A DWELLING NOW LAPSED.

Dutch Barn with Lean To's

30' x 18' (9.14m x 5.49m)



Most convenient set up being a Dutch Barn with Lean To livestock sheds and implement shed with useful yard area to the front. Mains water available.

THE LAND



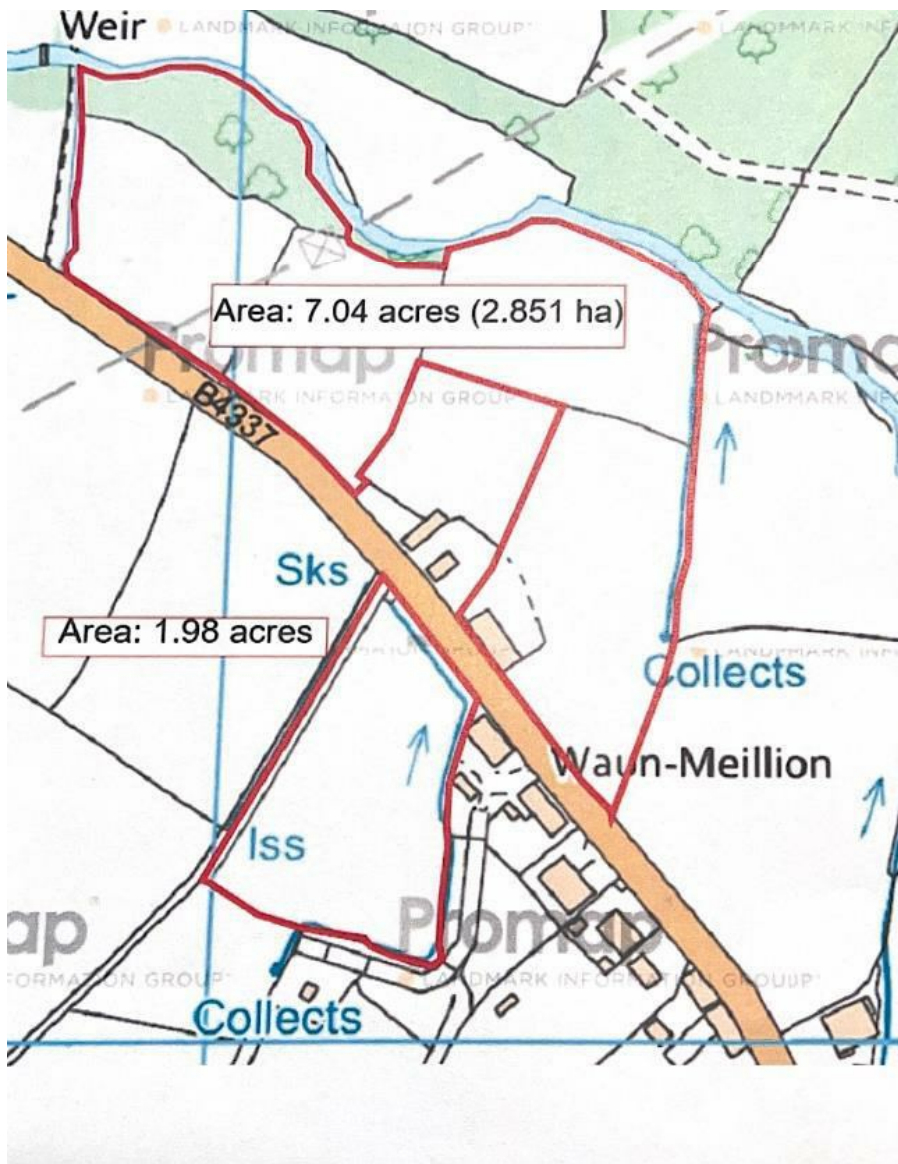
Extends, to approximately 9 acres on both sides of the council road. The land is mainly clean pasture, suitable for grazing or cropping, stock proof fenced with water supply (some fields bordering a stream).

NOTE

Planning permission has been granted in the past for a dwelling house, but has now lapsed.

DIRECTIONS

From Llanybydder, take the B4337 Rnhydcymerau road. Proceed for 1.5 miles, the land is on your left and right with an Evans Bros. for sale board thereon.



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