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**OnTheMarket.com**

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**Approx 8 Acres Part of Bryniau Uchaf, Rhydcymerau, Llandeilo, SA19 7RN**

**Guide Price £80,000**

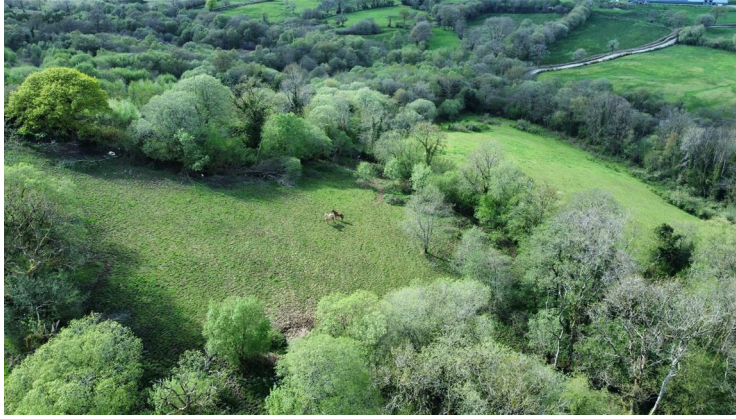
INFORMAL TENDER (GUIDE £80,000)

A useful block of land extending to circa 8 acres, being sloping pasture in 2 enclosures with mature woodland included. Natural water supply, good access of council bye road, stream boundary, of interest to conservationists, equestrian or amenity land.

INFORMAL TENDERS TO EVANS BROS, MART OFFICE, LLANYBYDDER BY 4PM THURSDAY 15TH OF JUNE 2023.



## LOCATION



Situated adjoining a quiet council bye road, circa 1 1/4 miles from the rural village of Rhydcymerau. 6 miles from the Market Town of Llanybydder.

## MATURE WOODLAND



## FIRST Paddock

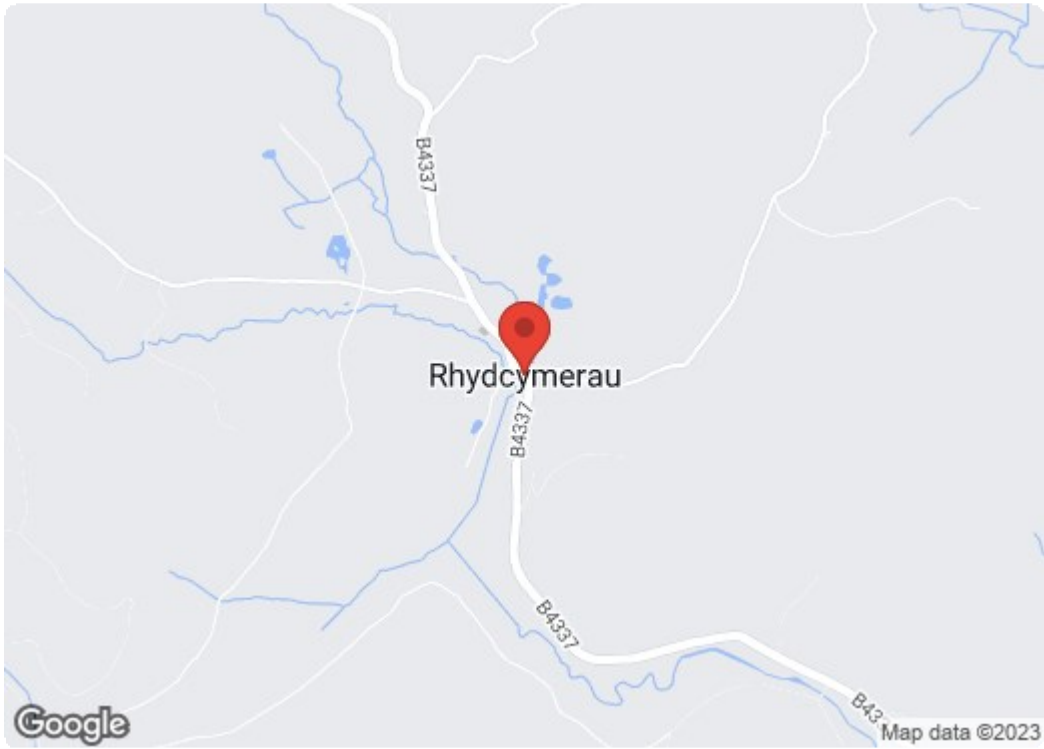




## SECOND Paddock



## DIRECTIONS

From Llanybydder cross roads take the B4337 Llandeilo road, proceed for about 4 miles to the village of Rhydcymerau. On leaving the village, on a sweeping right hand bend, with a stone barn in from of you, turn left, proceed for 1 1/4 miles to the land on your right, with a 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		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



5 NOTT SQUARE, **CARMARTHEN**,  
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CEREDIGION, SA48 7BB  
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1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
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**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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