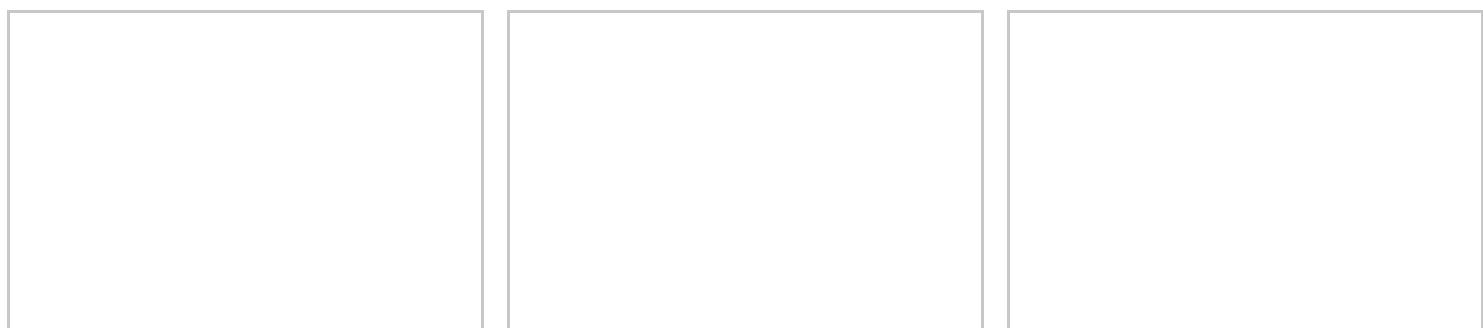


MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Approx 10.75 Acres, Formerly Part of Blaenplwyf, Llanybydder, Carmarthenshire, SA40 9SB
Guide Price £50,000

AN OPPORTUNITY TO PURCHASE A PARCEL OF AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 10.7 ACRES, MAINLY PASTURE ENCLOSURES, STOCK PROOF FENCED WITH NATURAL WATER SUPPLY. ACCESS ACROSS THE LLANLLWNI MOUNTAIN.

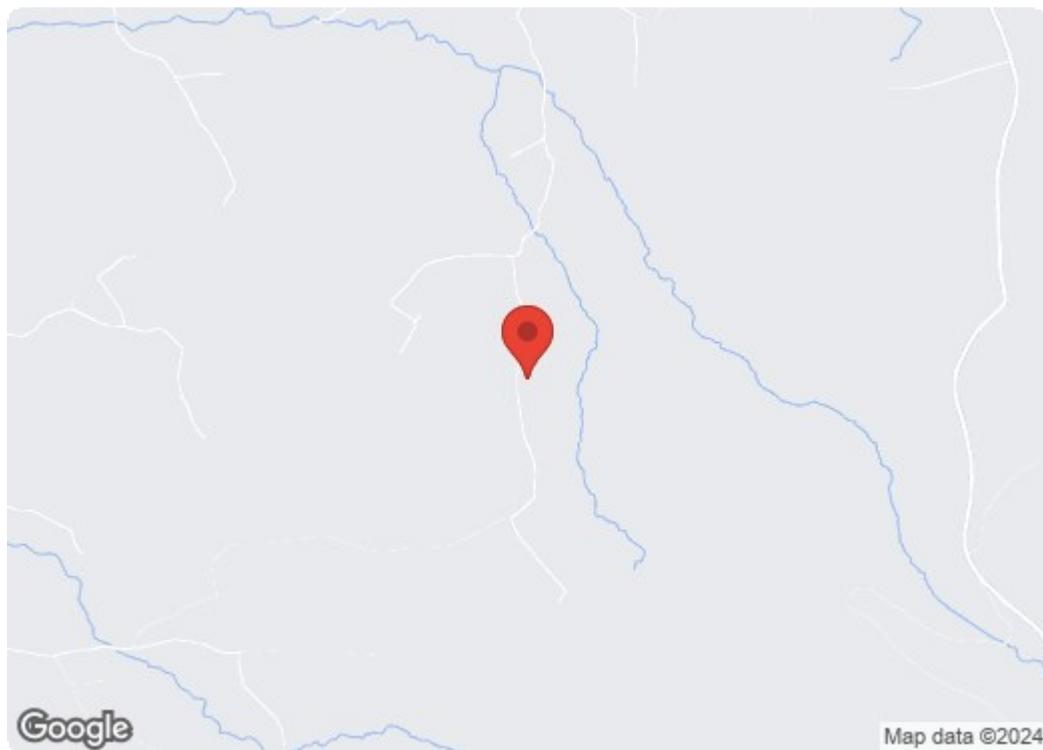
Situated adjoining Llanllwni Mountain, circa 3 miles from the Market Town of Llanybydder. Approximately 17 miles North of Carmarthen.

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. There is an Evans Bros. Land For Sale sign on the gate into the land.

VIEWING

Strictly by appointment via the Agents.



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

