



www.evansbros.co.uk



MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE

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



Approx 10 Acres, Adjoining Caeteithiwr, Cwmann, Lampeter, Carmarthenshire, SA48 8EG

Informal Tender £75,000

(GUIDE PRICE £75,000)

GRID REF 585 439

Situated 2 miles from the A485 at Cwmann. About 3.5 miles from Lampeter University Town with a good range of facilities and amenities. 22 miles North of Carmarthen.

An opportunity to purchase 10 Acres of Agricultural land in 2 compact, convenient enclosures, stock proof fenced with natural water supply. Suitable for grazing or cropping with far reaching panoramic views across the Teifi Valley.

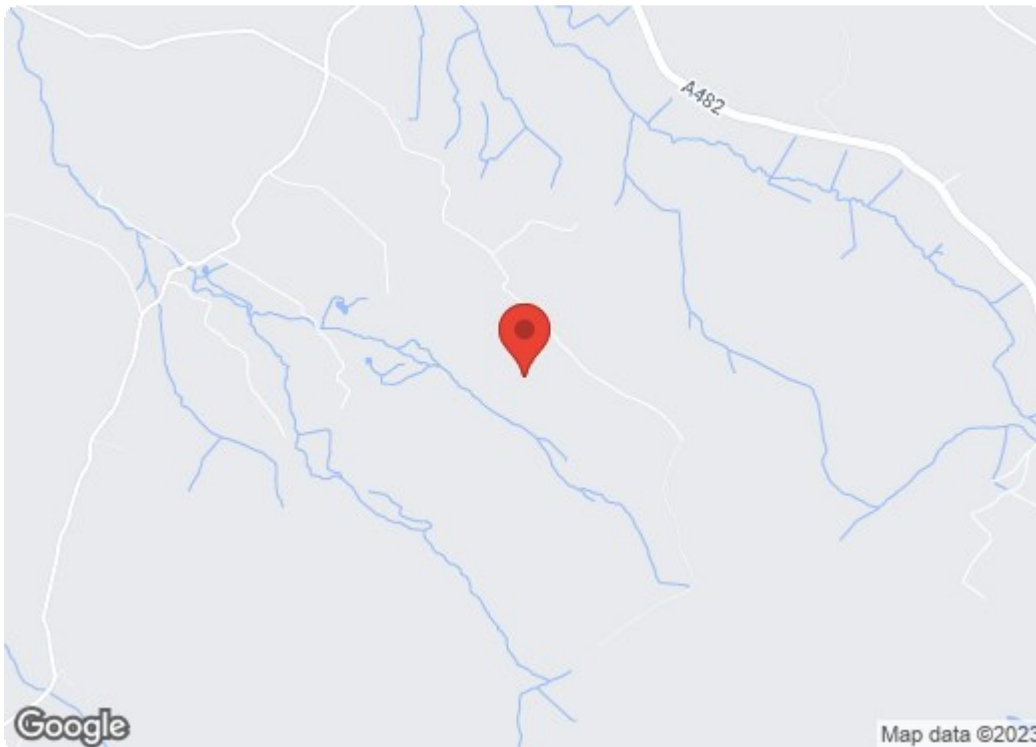
Informal Tenders to Evans Bros. Mart Office, Llanybydder by 5pm Friday 14th April, 2023.



DIRECTIONS



From Cwmann Tavern take the A485 south towards Llanybydder. Proceed until you come to the Rugby pitch on your right. Turn left for Parcyrhos. Proceed for exactly 0.7 miles through the hamlet to a cross roads. Turn left and carry on for 1 mile. Over a cattle grid and the private drive for Caeteithiwr land is on your right. Drive for 0.3 miles to the land (both sides of the track).





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