EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**







Approx. 8 Acres, Formerly Part of Erwion, Ffaldybrenin, Ffarmers, Llanwrda, Carmarthenshire, SA19 8QG

Asking Price £75,000

A particularly attractive parcel of approximately 8 acres of land in a popular rural setting, some 500 metres off the A482 Lampeter to Llanwrda roadway at Derwen Garage. The land is divided into two well fenced paddocks laid to pasture with approx 15 fruit trees with mature hedge boundaries and has one wildlife pond with potential for the creation of further ponds, in an area renowned for its natural beauty and views.

DESCRIPTION



An attractive parcel of land divided into two enclosures. The land is being sold with the benefit of access via right of access just off a council roadway, although interested parties can enquire as to providing their own access directly off the council highway if required. There is a secondary access from the hard based byway just before the ford to the second enclosure, although this can also be accessed directly from the first enclosure.

A healthy parcel of land suitable for agricultural, equestrian or conservation/habitat purposes.

SERVICES

There are no mains services connected to the land. Water via natural sources.

DIRECTIONS



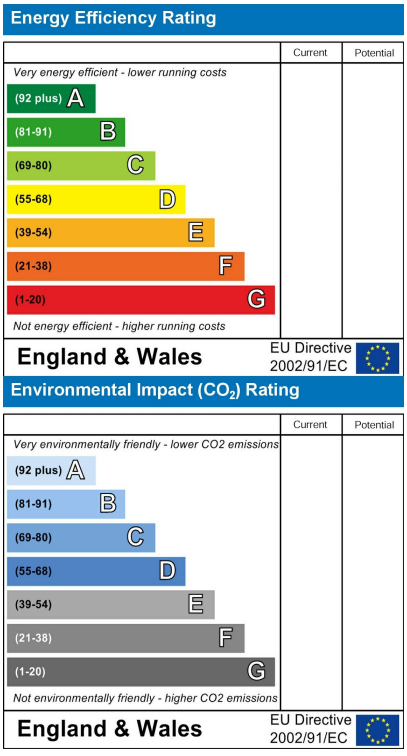
The land is best approached by taking the A482 Lampeter road towards Llanwrda, continue up through the village of Cwmann passing the Tafarn Jem proceed for a further approximately half a mile taking the 1st left hand turning by Derwen Garage. Continue for approximately 500 metres and the land can be found on the right hand side as identified by the agents for sale board.



Promap
LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2021. All rights reserved.
Licence number 100022432.
Plotted Scale - 1:2500. Paper Size – A4





EVANS BROS.

5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

EVANS BROS.

MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444

EVANS BROS.

1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,