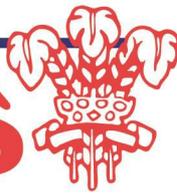


EVANS BROS.



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



Land at Abernaint Crugybar, Llanwrda, Carm, SA19 8SB

Guide Price £500,000

**** GUIDE PRICE - £7,000 PER ACRE ****

APPROX 72 ACRES OF AGRICULTURAL LAND

A WELL POSITIONED PARCEL OF AGRICULTURAL PASTURE LAND IN A CONVENIENT LOCATION, ADJOINING THE B4302 CRUGYBAR TO TALLEY ROADWAY, SOME 8 MILES NORTH OF LLANDEILO, 12 MILES SOUTH OF LAMPETER.

LOCATION



The property is attractively located with extensive roadside frontage on to the B4302 Crugybar to Talley roadway in a popular agricultural locality being an attractive low lying parcel of land lying at approximately 120 - 1240 meters above sea level in the mid reaches of the Cothi Valley.

The land is convenient to Talley, Pumpsaint and Llansawel being in a productive stock rearing area.

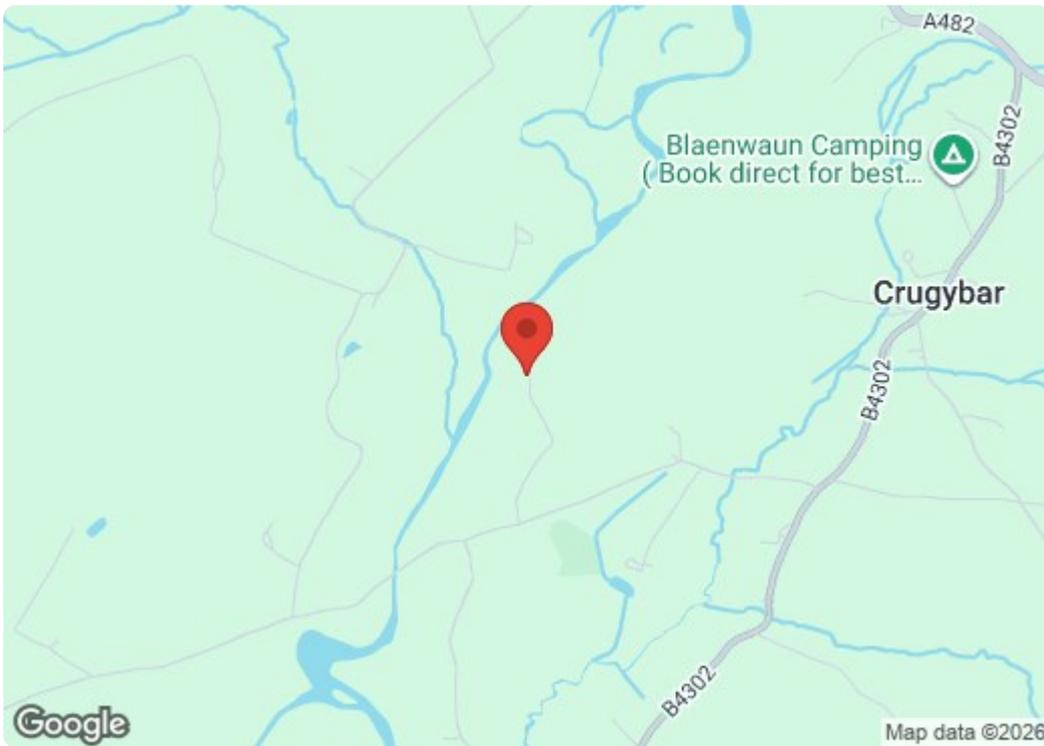
DESCRIPTION



a productive parcel of agricultural lands being ideal for grazing or silage/hay making purposes, the availability of this parcel of land would be an ideal opportunity for farmers looking for a convenient parcel for harvesting/over wintering purposes and would be an ideal addition to any livestock farm. The land is divided in to good grazing pasture with level meadows, the whole being easily accessible. The land is relatively well fenced.

DIRECTIONS

The property can be found off the A40 at Crugybar beheading on the B4302 towards Talley and after approximately 2 miles the land can be found on the left hand side as identified by the agents for sale board.



Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |

England & Wales EU Directive 2002/91/EC



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MART OFFICE, **LLANYBYDDER**,
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