

# EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



**Land to the Northwest of Capel Llwynrhydown Pontsian, Llandysul, Ceredigion, SA44 4UB**

**Guide Price £30,000**

\*\*\* Guide Price £30-40,000\*\*\*

A well positioned parcel of level land ideal as a pony paddock or for amenity purposes in an edge of village location with river frontage.

## LOCATION



Well located in an edge of village location with good roadside frontage for ease of access, and also close to a number of dwellings in the area. The property has a lovely border with the River Clettwr to add to the appeal and diversity of this land.

## DESCRIPTION



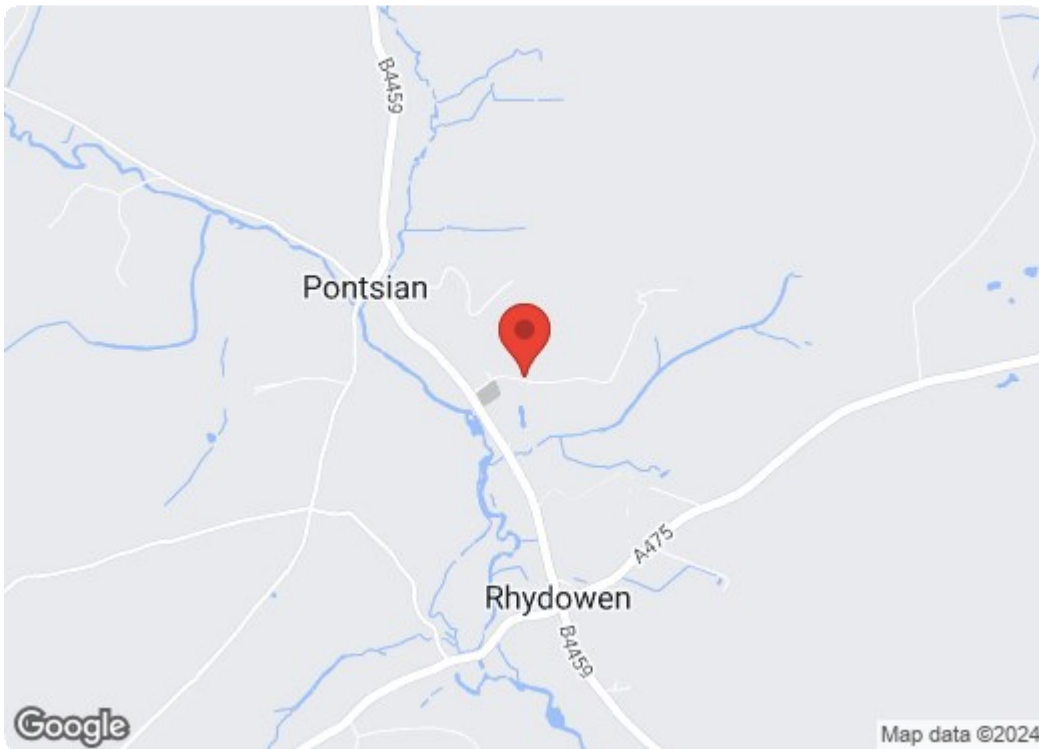
A level parcel of meadow land of approx. 4.44 acres in one enclosure running between the road and the pretty river Clettwr. An ideal parcel either as a pony paddock or to attach to a nearby dwelling or indeed for amenity purposes being close to a popular rural village and also convenient to Llandysul and Lampeter.

## DIRECTIONS

From Lampeter take the A475 south to the the village of Rhydowen turning right towards Pontsian. After passing the chapel on your right the land can be found on the left as identified by the agents for sale board.

## SERVICES

Natural water supplies - no mains services connected.



**Energy Efficiency Rating**

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

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

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

**England & Wales** EU Directive 2002/91/EC



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



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



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.,