

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



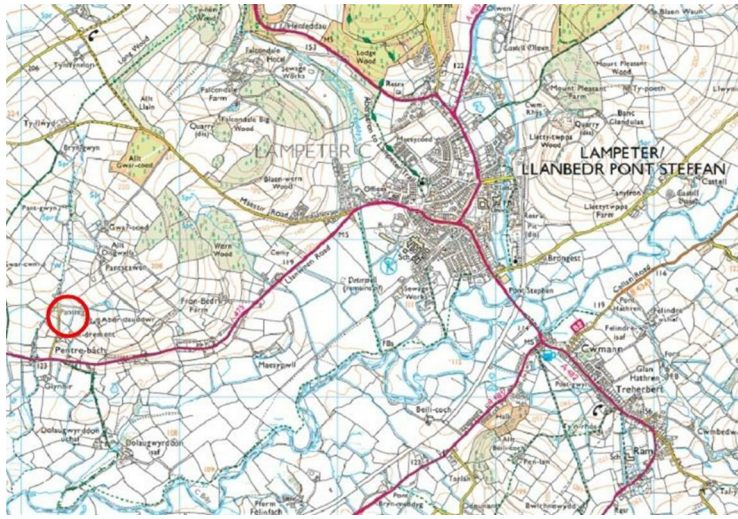
Cae Panteg, Pentrebach, Lampeter, Ceredigion, SA48 7JR

Guide Price £20,000

A 2.185 acre field in a tucked away location at the end of a council maintained no through road yet close to Lampeter. Located in the Teifi Valley this would appeal to those looking for a small field for addition to a larger holding, for a small livestock enterprise, a pony paddock, amenity or conservation purposes

Cae 2.185 Erw wedi ei leoli ar ben pellaf heol gyngor ar gyrion Llanbed. Wedi'i leoli yn Nyffryn Teifi, byddai'r cae hyn o ddiddordeb i rhai sy'n chwilio am gae i ychwanegu at eiddo mwy o faint, i gadw nifer fach o anifeiliaid, cae i geffyl, i bwrpas cyfleuster neu gadwraeth.

Location/ Lleoliad



Attractively located in a tucked away location, at the end of a council road, yet convenient to Lampeter being only some 1.5 miles away.

Lampeter offers a good range of everyday facilities and the land is also only some 4 miles from the market town of Llanybydder with its busy livestock market and horse sales. The land is located in the mid reaches of the Teifi Valley, having a south facing aspect, and in a noted agricultural locality

Wedi ei leoli mewn lleoliad deniadol, cudd, ar ben pellaf heol Gyngor, ond yn gyfleus i Lanbed sydd ond 1.5 milltir i ffwrdd. Mae Llanbed yn cynnig amrywiaeth dda o gyfleusterau bob dydd, ac mae'r tir dim ond rhyw 4 milltir o dref farchnad Llanybydder sy'n brysur gyda'i marchnadoedd da byw a gwerthiannau ceffylau. Mae'r tir wedi'i leoli yng nghanol Dyffryn Teifi, ac yn wynebu'r De, ac mewn lleoliad amaethyddol nodedig.

Description/ Disgrifiad



A level field in one enclosure surrounded by mature hedges. Access is from a single gateway from a council maintained roadway.

Cae gwastad caeedig wedi'i amgylchynu gan gloddiau aeddfed.

Mynediad drwy un adwy drwy ffordd a gynhelir gan y cyngor.

Services/ Gwasanaethau



We are informed there are no mains services connected on site.

Rydym wedi cael ein hysbysu nad oes cyfleusterau wedi'u cysylltu ar y safle,

Directions/ Cyfarwyddiadau



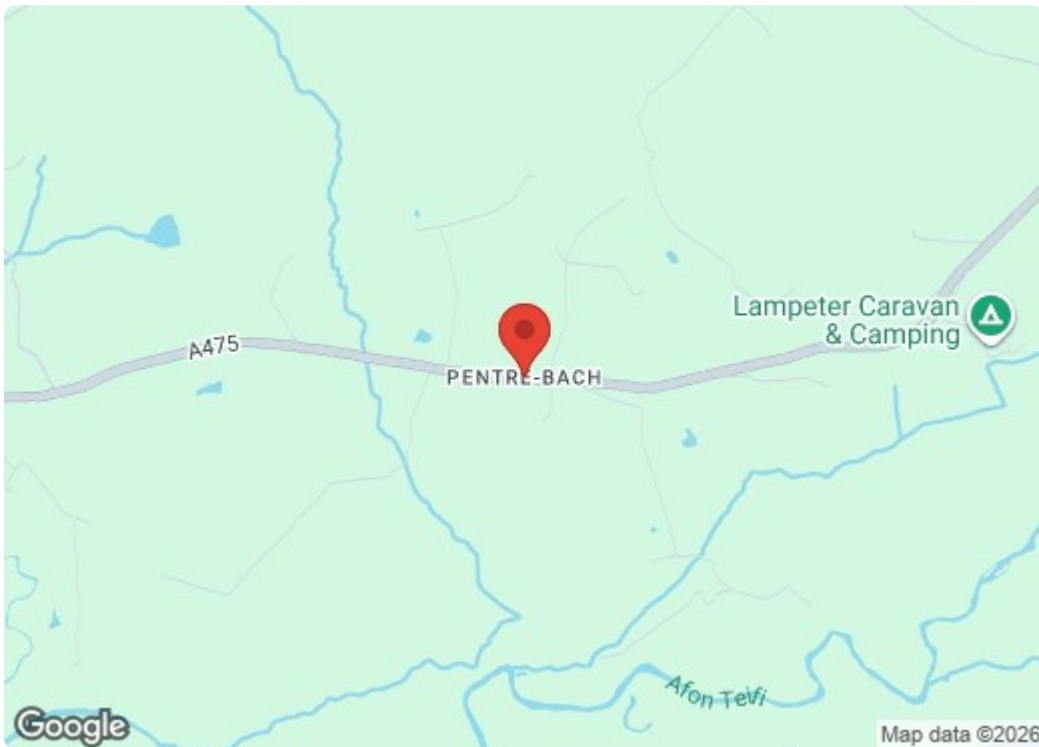
From Lampeter take the A475 towards Llanwnnen after approx 1 mile take the right hand turning onto a Council No through road and the land can be found on the right hand side as identified by the agents for sale board.

O Lanbed, ewch ar yr A457 tuag at Lanwnnen ac wedi tua 1 milltir, cymerwch droad i'r dde i heol dim ffordd drwyddo'r Cyngor a gallwch weld y tir ar yr ochr dde fel a nodir gan fwrdd gwerthu'r asiantwyr.

Please Note/ Sylwch

The vendors will require an overage covenant on the land, terms to be agreed.

Mi fydd y gwerthwr angen 'overage covenant' ar y tir, telerau i'w cytuno.



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



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.,