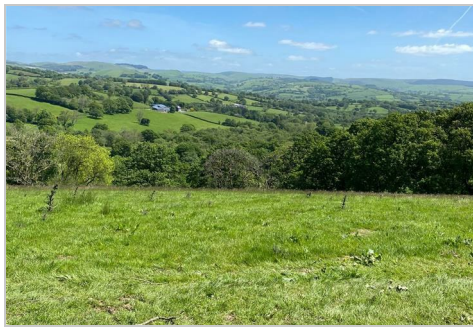


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Land at Blaenaufforest, Ffarmers, Llanwrda, Carmarthenshire, SA19 8QH
Price Guide £250,000

An opportunity of acquiring a healthy parcel of recently improved pasture land comprising some 54 acres in a noted agricultural locality, only some 4 miles from Lampeter.

There is also an option of purchasing an area of adjacent woodland - Price by negotiation.

LOCATION



Situated in the rolling hills of north Carmarthenshire, some 3 miles east of the market town of Lampeter between the communities of Cwmann and Ffarmers, less than 1 mile from the A482 roadway.

DESCRIPTION



A useful parcel of land, recently partly improved of some 54 acres with access via roadside frontage of via a council by-way and being ideal as pasture/grazing land or indeed for forestation .

THE LAND



The land has recently been subject to improvement works with significant drainage works, provision of an internal access lane and new fencing and will be fenced off along the northern stream boundary with the retained land.

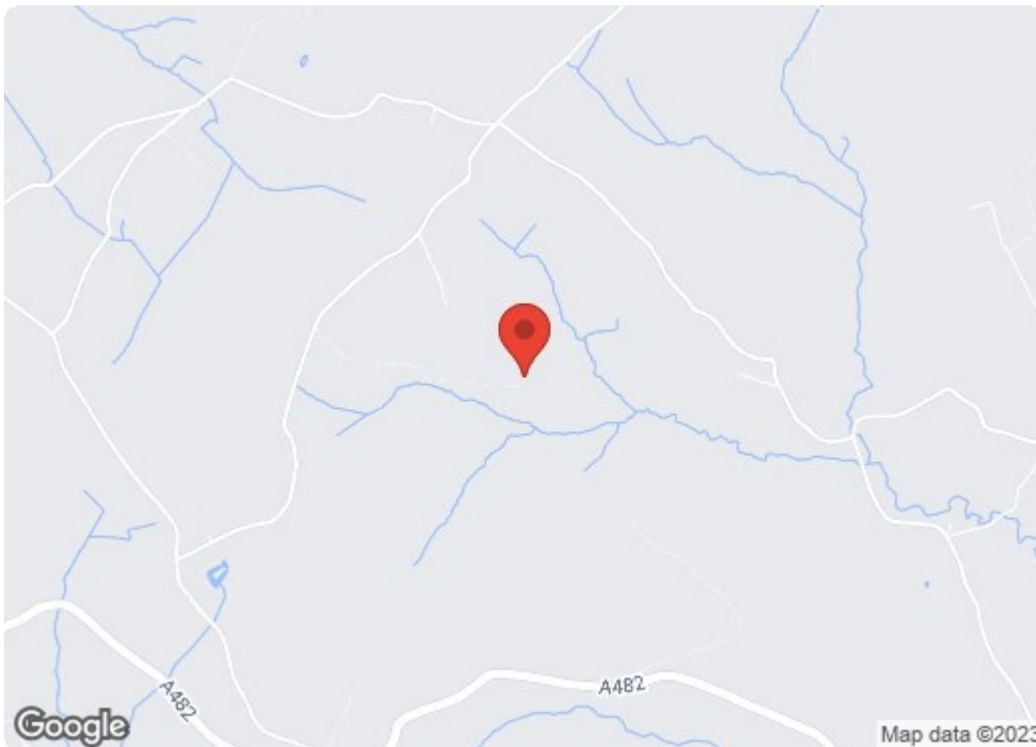
The land is divided into good sized enclosures with a generally secure ring fence being level to sloping in part intersected by a wooded valley.

There is the remains of an old stone building in the centre of the land as identified on the plan.

AGENTS COMMENTS



An ideal opportunity to acquire a healthy parcel of agricultural land, also suitable for alternative uses, in a noted agricultural locality.



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



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.,