

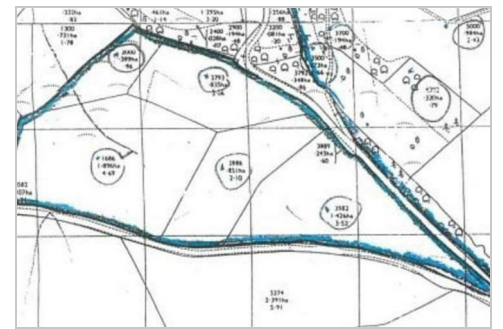
EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Land formerly part of Moelifor Talgarreg, Llandysul, Ceredigion, SA44 4XF

Asking Price £90,000

A parcel of some 13 acres of land in a convenient location in a noted agricultural region close to the coast. Divided into two fields with extensive roadside frontage onto the Synod inn to Gorsgoch roadway and return frontage to the road leading back to Pencae.

Location



Located at grid reference SN 435530 some 2 miles north of the village of Talgarreg approximately 2.5 miles inland from the community of Synod Inn located on the A487 trunk road and some 7 miles south of Aberaeron.

We are informed there is water form natural sources for livestock drinking purposes
No electricity.

Description



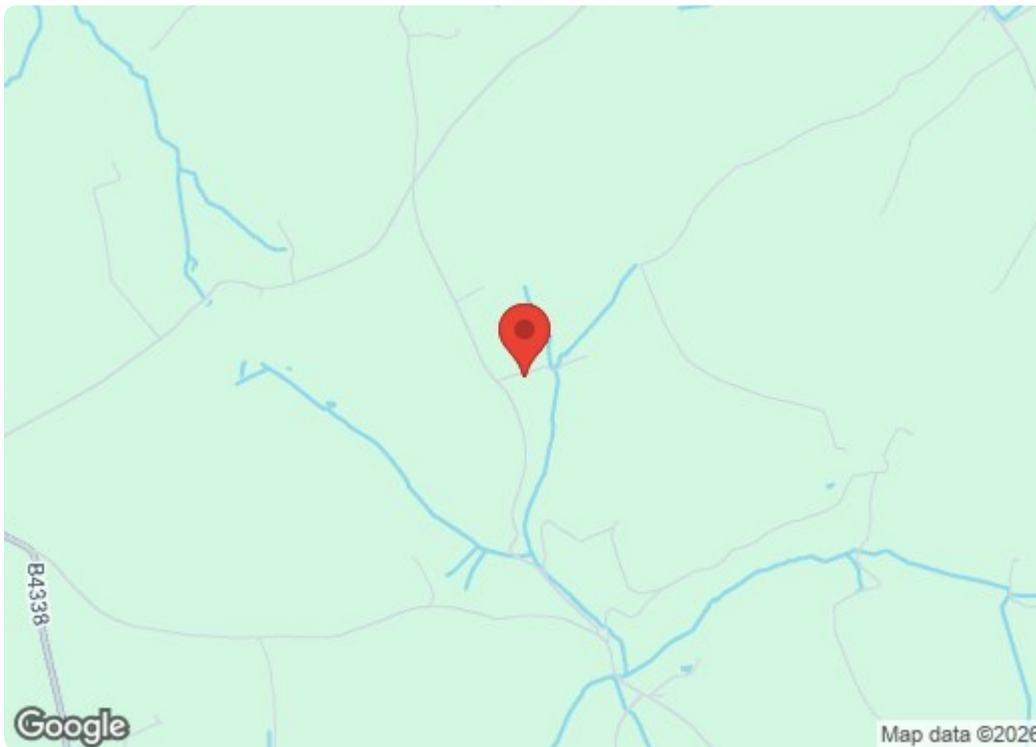
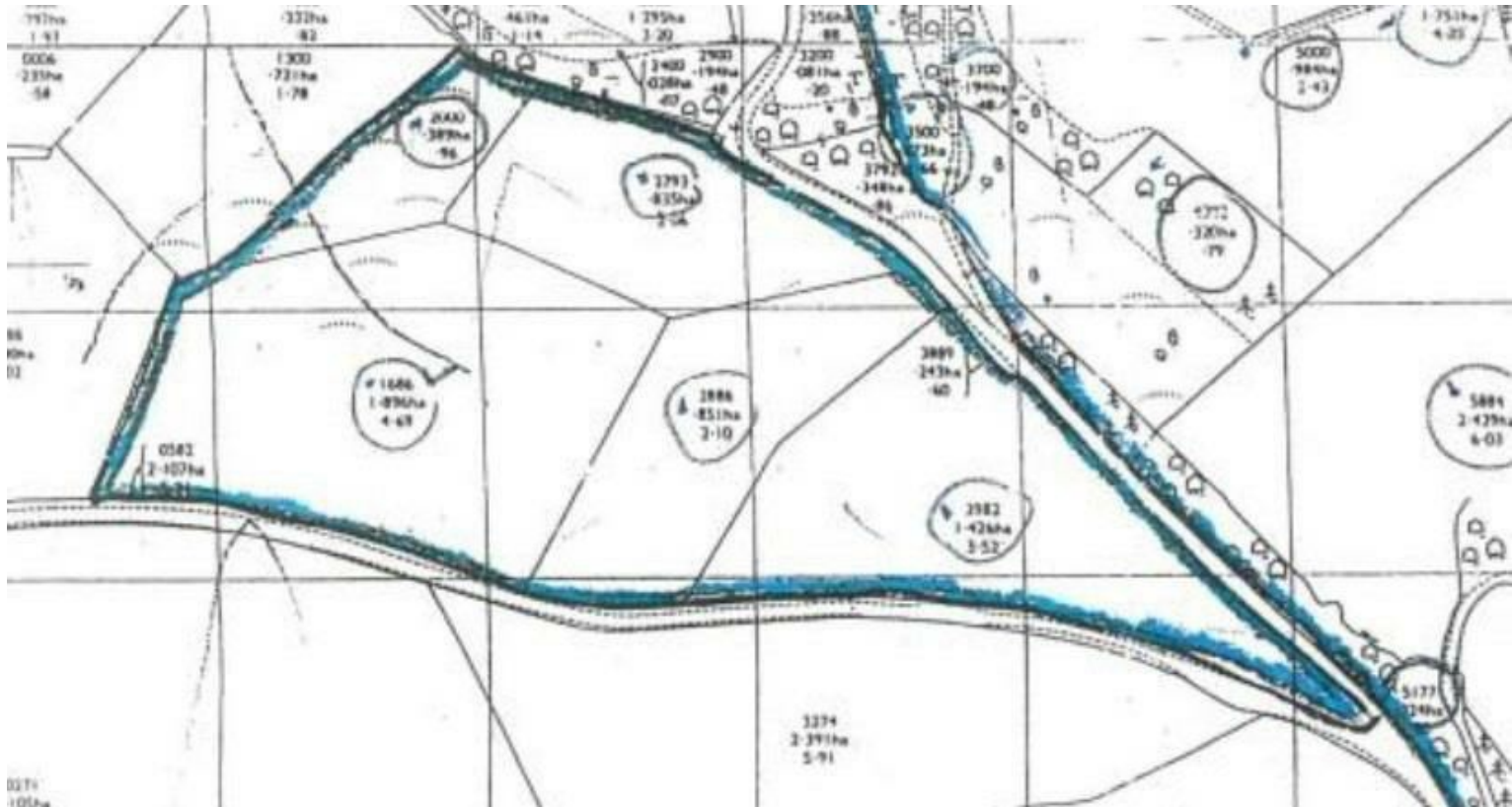
A parcel of generally sloping land divided into 2 enclosures in a generally sheltered valley setting.

A block of some 13 acres off set across the road to the entrance of Moelifor being sloping to level in nature with extensive roadside frontage to both sides and fronting the Synod Inn to Gorsgoch roadway.

Directions

From Aberaeron take the A487 south to Synod Inn turning left and immediately left again towards Talgarreg and continue for approximately 1 mile and on the sharp right hand bend continue straight on towards Gorsgoch and on descending a hill take the first sharp left hand Turning the entrance is on the Left handside.

Services



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		100
(81-91) B		85
(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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