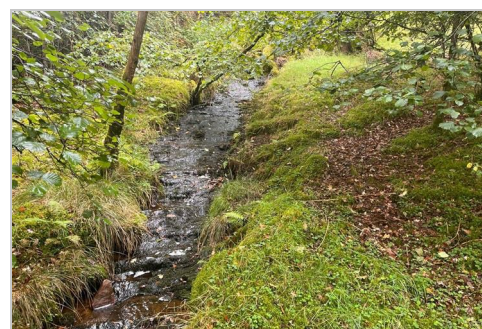
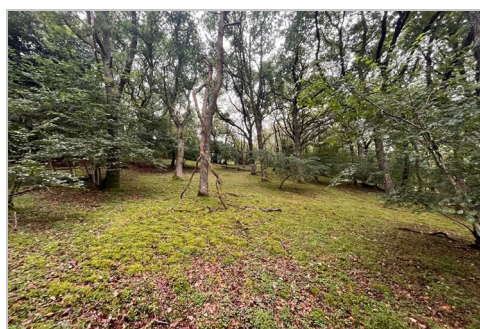


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



**Llwynbedw Woodland, Brecon Beacons National Park, Llangadog, Carmarthenshire, SA19 9HA**

**Guide Price £50,000**

An enchanting parcel of historic woodland being approximately 8.9 acres, located within the Brecon Beacons National Park on the outskirts of the popular Towy valley village of Llangadog. This parcel offers prospective purchasers an unique opportunity of purchasing an attractive historic woodland with a good selection of mature broadleaf trees together with an open area to the north of the site in remote surroundings, enjoying fine views therefrom and ideal for those with conservation/amenity purposes at heart.



## VIEWING



Can viewers please contact the agent to arrange access to the woodland. The vendors will meet viewers at the entrance to the land to Llwynbedw what3words: tiger.viewer.meals

The woodland is located to the the south west of Llwynbedw itself

## LOCATION



The land is located in a attractive location adjoining a property known as Llwynbedw and otherwise surrounded by agricultural land. It is level to gently sloping having a stream to one boundary and in an elevated position on the edge of the Brecon Beacons National Park overlooking the Towy valley.

## DESCRIPTION



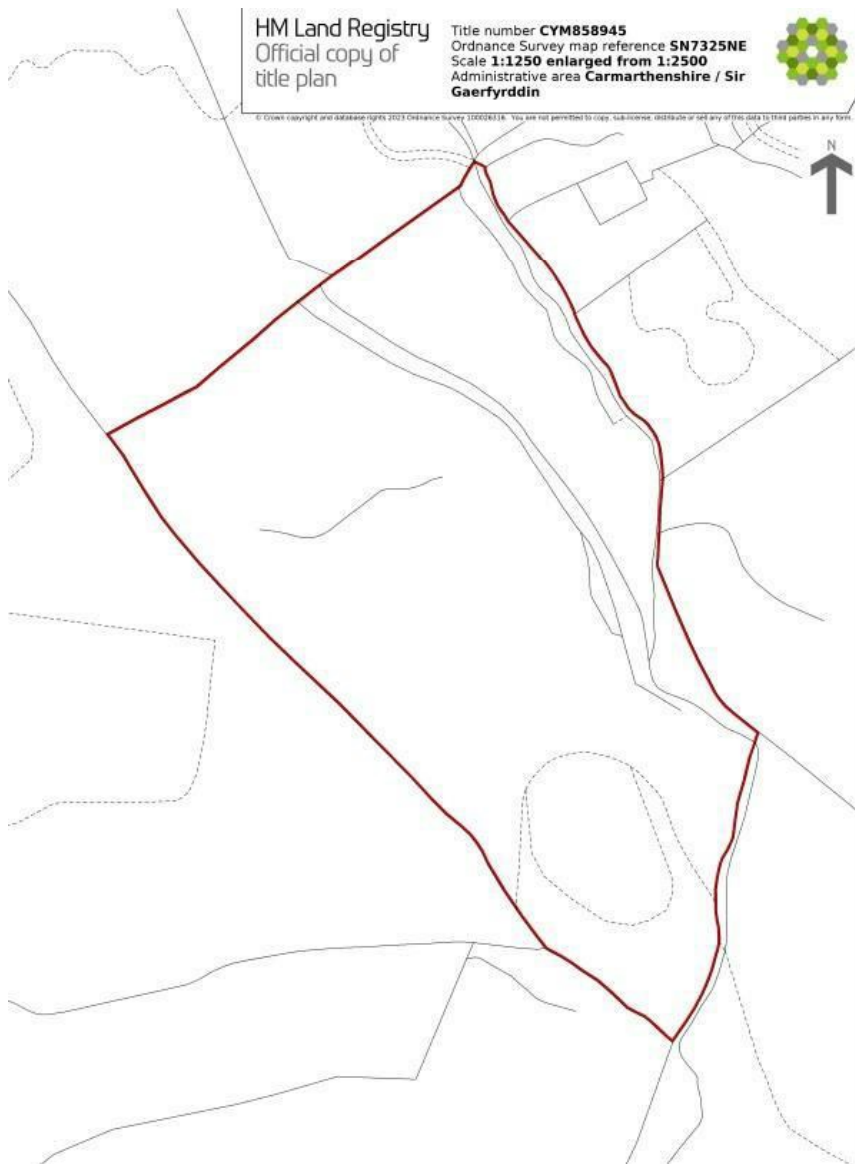
An attractive parcel of woodland being approx 8.9 acres in all, with an attractive established broadleaf woodland together with an open area to the north. Rarely do opportunities such as this become available.

## ACCESS

There are no formal access arrangements to the land and prospective purchasers should therefore be aware of this before viewing.

## TITLE

The land is registered under title CYM858945



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

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

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> 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

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