



39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Approx. 55 Acres of Woodland at Gelli Goediog Cwmdu, Talley, Llandeilo, Carmarthenshire,
SA10 7FF
Asking Price £250,000

A great opportunity of purchasing an attractive parcel of young broadleaf woodland, in a private location, high in conservation and amenity value including four wildlife ponds. The vendor informs us that the site was planted with approximately 37,500 trees some 20 years ago in 2004/2005 being a mix of oak, ash, sycamore, rowan birch, willow cherry, being bordered by a stream.

An ideal opportunity for those seeking a parcel of woodland in rural surroundings.

LOCATION



The property is located in a pretty wooded valley,, some 1.5 miles from the village of Cwmdy, some 8 miles from Llandeilo and 16 miles from Lampeter. The land is in a valley bottom being south facing.

DESCRIPTION



A rare opportunity of acquiring a young broadleaf woodland, being ideal for those with nature conservation/amenity interest at heart. The land is accessed via right of way through third party owned land.

RESTRICTIVE COVENANTS

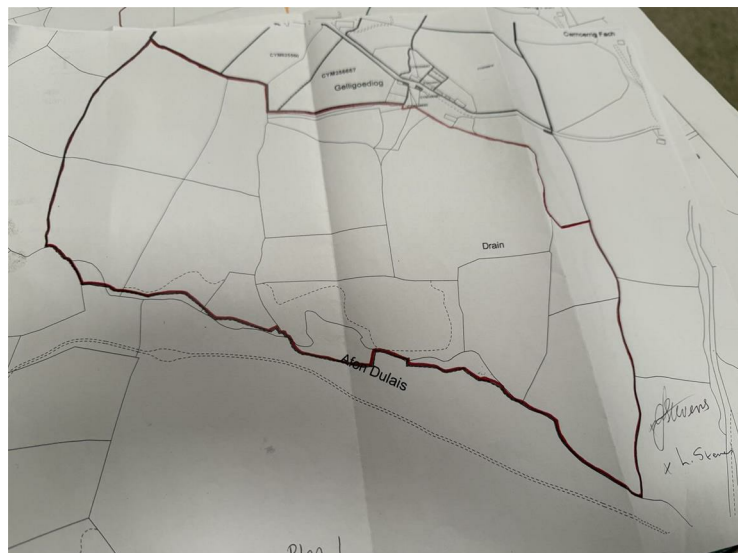
The owner will place a number of restrictive covenants on the land to regulate and protect its future use. Copies are available on request.

SERVICES



There are no services connected to the property.

LAND PLAN

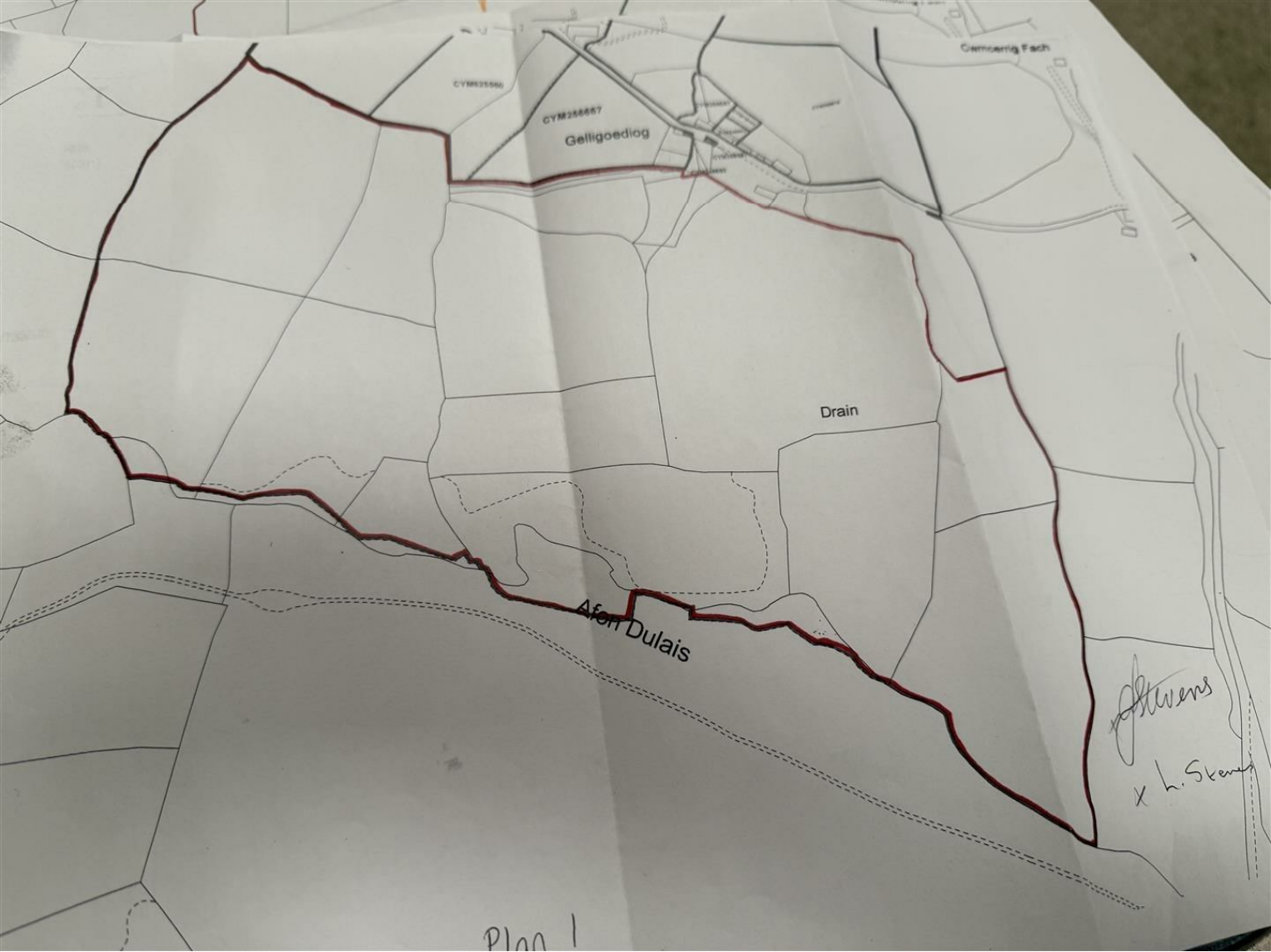


DIRECTIONS AND WHAT3WORDS



What3Words: Revival.Fluctuate.Spearhead

The property is best approached off the B4302 from Talley towards Llandeilo taking a right hand turning towards Cwmdy. Proceed through the village taking the first right hand turning, follow this lane for just over a mile taking a right turning over a bridge, continue up the hill, around the left hand corner, passing Gelli Goediog Farmhouse and is the next on the left hand side.



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 (CO₂) 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



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