

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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Land to the Northwest of Capel Llwynrhydown Pontsian, Llandysul, Ceredigion, SA44 4UB

Guide Price £30,000

*** Guide Price £30-40,000***

A well positioned parcel of level land ideal as a pony paddock or for amenity purposes in an edge of village location with river frontage.

LOCATION



Well located in an edge of village location with good roadside frontage for ease of access, and also close to a number of dwellings in the area. The property has a lovely border with the River Clettwr to add to the appeal and diversity of this land.

DESCRIPTION



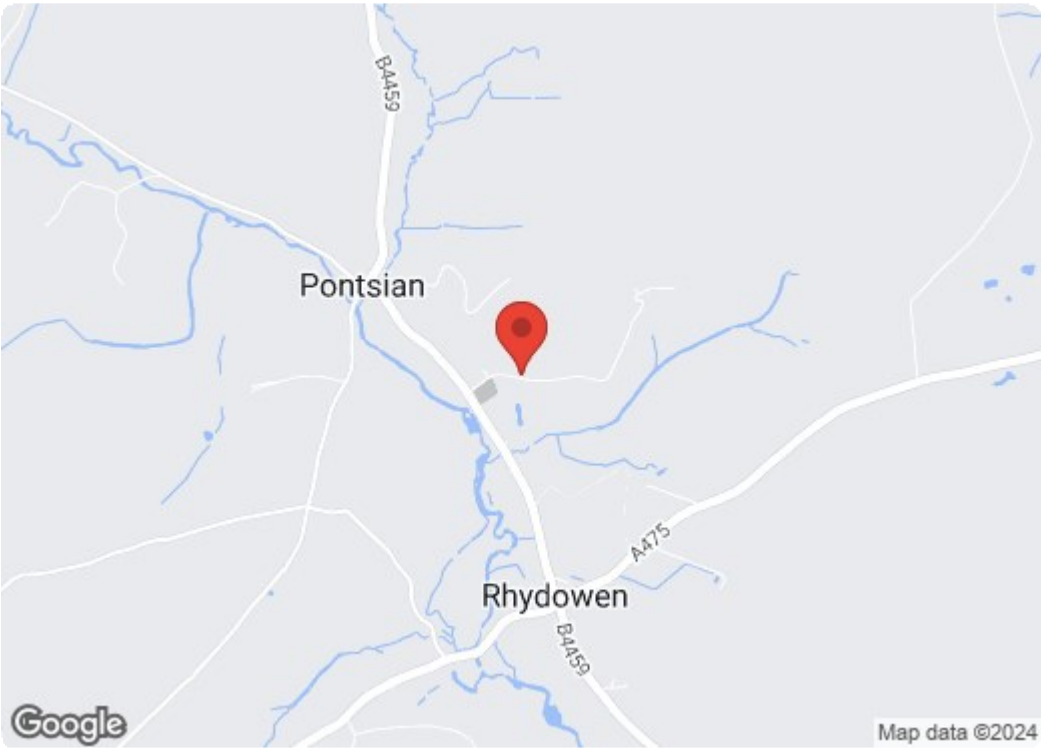
A level parcel of meadow land of approx. 4.44 acres in one enclosure running between the road and the pretty river Clettwr. An ideal parcel either as a pony paddock or to attach to a nearby dwelling or indeed for amenity purposes being close to a popular rural village and also convenient to Llandysul and Lampeter.

DIRECTIONS

From Lampeter take the A475 south to the the village of Rhydowen turning right towards Pontsian. After passing the chapel on your right the land can be found on the left as identified by the agents for sale board.

SERVICES

Natural water supplies - no mains services connected.



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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