

Ref: 0lCW72

Parcel of Land, Esgairdawe, Llandeilo, Carmarthenshire, SA19

**Picturesque, Peaceful and Private with Glorious Views
Grazing land with areas of Woodland, River Boundary
Suit Equestrian, Livestock or Amenity use, Dutch Barn Outbuilding, in 24.46 Acres**

Lampeter 7 miles, Llandeilo 14 miles, Coast 20 miles, Carmarthen 24 miles



This most attractive parcel of land would be ideal for a variety of uses including equestrian, livestock or amenity use, being a haven for wildlife and birds, bordered by the Nant Tawe, with the benefit of a Dutch barn in one enclosure.

CIRCA 24.46 ACRES (to be confirmed) – comprising a mixture of flat and gently sloping grazing land, including areas of woodland, shelter belts and with the NantTawe to the eastern boundary, a haven for wildlife and birds.

LOCATION – set amidst picturesque rolling countryside, yet within easy driving distance of villages, towns, and the coast. The University town of Lampeter is 7 miles distant providing good market town amenities including a comprehensive school. Llandeilo is 14 miles away, Carmarthen Town is 24 miles away. The Cardigan Bay coast is about 20 miles away and there are numerous visitor attractions within easy travelling distance.

Guide Price £120,000

THE APPROACH:	Located off a quiet country lane, with gated access from the lane and a track leading to the Dutch barn. The A482 (Aberaeron-Lampeter-Llanwrda road) can be accessed 3 miles or so away.
LAND:	24.46 Acres (9.90 Hectares) To be confirmed. An attractive parcel of grazing and amenity land divided into various enclosures with woodland, shelter belts and a meandering river. Suitable for livestock or horses and a particular delight for bird and nature enthusiasts. See land plan page 3. Field No's: SN6040 6368 SN6040 5551 SN6040 7164 SN6040 6751 SN6040 7335 SN6040 7735 SN6040 7557 SN6040 8157
OUTBUILDINGS:	In field enclosure number 6368 there is a Dutch barn which is partially block built with a corrugated roof and panelling, accessed from the county lane via a stone/grassed track.
SERVICES:	No services connected.
COUNCIL TAX:	Not applicable
FIXTURES & FITTINGS:	Not applicable
WAYLEAVES, EASEMENTS & RIGHTS OF WAY:	The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.
TENURE & POSSESSION:	We are informed that the property is freehold with vacant possession on completion, by arrangement.
VIEWING:	By prior appointment with PROFILE HOMES Tel: 01550 777790 Email: contact@profilehomes.com Website: www.profilehomes.com



NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**
 PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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