

Ref: Oland66

Dryslwyn, Carmarthenshire, SA32 8RP

Circa 16.5 acres of gently sloping and undulating, prolific pastureland in an idyllic rural Towy Valley location.

Llandeilo 7 miles, Carmarthen & M4/A48 miles 14 miles.



Circa 16.5 acres of quality Towy Valley pastureland. Very gently sloping/undulating in nature, gated and well fenced. Five enclosures bounded by mature hedging and good quality stock fencing interspersed by young trees providing shaded areas for stock grazing purposes, (currently cattle). Mains water and natural water from the stream which traverses the land and a fenced off stock collection area adjacent to the evenly stoned access track.

Locality – Situated in a peaceful rural area, about 1.4 miles for the pretty hamlet of Dryslwyn village, which is on the B4297 providing good access links to the A40. **Llandeilo** is 5 miles away, a small, delightful town with distinctive shops, galleries, pubs, hotels, restaurants, main post office, health centre, dentists, schools, churches, agricultural and building suppliers, and railway station on the scenic Heart of Wales line (Swansea to Shrewsbury). **Carmarthen** is 14 miles away, the ancient county town and administrative centre with excellent shopping amenities, multi-screen cinema, primary and secondary schools, university college, general hospital, main line railway station and access to the **A48/M4-link road**. **The magnificent Cardigan Bay Coast** is within easy driving distance, famous for its marine wild life, cliff-top walks, secluded coves, and golden beaches.

Price Guide: £120,000



Boundary plan of land adjacent to Llygad Yr Haul

THE APPROACH: The land is approached off a very quiet no-through lane and then via a stoned track. There is a vehicular gated entrance to the land with a steel fenced stock handling area to one side for ease of stock collection and movement.

LAND: Circa 16.5 acres. The pasture land is gently sloping and undulating in nature. Divided into five main enclosures with stock fencing and some young trees providing shelter.

SERVICES: We understand that the property is connected to mains water and there is also a natural water supply from a stream that traverses the land.

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: Only 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.

Tel: 01550 777790, Email: contact@profilehomes.com, Web: www.profilehomes.com
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

This document is Copyright © 2005-2018 PROFILE HOMES. All rights reserved. Any unauthorised reproduction or plagiarism will constitute an infringement of copyright.