

Ref: 0lcw721

Parcels of Land, Esgairdawe, Llandeilo, Carmarthenshire, SA19

**Picturesque, Peaceful and Private with Panoramic Views
Grazing and Amenity Land amounting to Circa. 13.56 Acres**

**Option of a further Circa. 7.29 Acres of Grazing Land nearby with River to the
boundary**

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



This attractive parcel of land would be ideal for a variety of uses including, livestock, horses or amenity use, being a haven for wildlife and birds.

Circa 13.56 Acres to be confirmed – comprising a mixture of sloping and steeper grazing land.

N.B. Option nearby of a further parcel of grazing land with river to the boundary: Circa. 7.29 Acres - Subject to separate negotiation.

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 £80,000 (C.13.56 Acres)

THE APPROACH:	<p>Located off a quiet country lane, with gated access.</p> <p>The A482 (Aberaeron-Lampeter-Llanwrda road) can be accessed 3 miles or so away.</p>
LAND:	<p>13.56 Acres. To be confirmed. An attractive parcel of grazing and amenity land divided into two main enclosures, with a further smaller area adjacent. Suitable for livestock, horses and a particular delight for bird and nature enthusiasts. See land plans pages 3 & 4.</p> <p>Main Block of Land:</p> <p>Field No's:-</p> <p>SN6141 0228 5.090 Acres (2.06 Ha) SN6141 1014 7.709 Acres (3.12 Ha) SN6141 1505 0.766 Acres (0.31 Ha)</p> <p>Total: 13.56 Acres (5.49 Ha) Price £80,000</p> <p>N.B. In addition to the above and subject to separate negotiation, there is the option of a further block of land nearby as follows:-</p> <p>Field No's:-</p> <p>SN6040 7282 2.6687 Acres (1.08 Ha) SN6040 7873 4.2255 Acres (1.71 Ha) SN6040 8574 0.3953 Acres (0.16 Ha)</p> <p>Total: 7.29 Acres (2.95 Ha) Price £45,000</p>
DIRECTIONS:	<p>Take the A40 towards Llandeilo, after 4 miles you come to Llanwrda. Turn right onto the A482 signposted to Lampeter and stay on this road for 12 miles.</p> <p>You will then come to a crossroads, turn left signposted to Esgairdawe, (opposite a bus stop).</p> <p>Follow this lane for 1.6 miles towards Esgairdawe. You will see a gateway and farm track on the right. Cross over the first small paddock (not part of the sale), to field No: SN6141 / 0228.</p> <p>There is a further gateway off the lane further down towards the village as indicated on the boundary plan.</p>
SERVICES:	Mains water to enclosure SN6141 1014.
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
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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.

PROFILE HOMES

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Main Parcel of Land 13.56 Acres



Second Parcel of Land 7.29 Acres

