

Ref: 0lcw722

Parcel of Land, Esgairdawe, Llandeilo, Carmarthenshire, SA19

**Picturesque, Peaceful and Private with Panoramic Views  
Grazing and Amenity Land amounting to Circa.7.29 Acres**

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. 7.29 Acres** to be confirmed – comprising a mix of flat and sloping grazing land, including a stretch of river bank with fishing rights.

**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 £45,000 (C. 7.29 Acres)**

<b>THE APPROACH:</b>	<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>
<b>LAND:</b>	<p>7.29 Acres. To be confirmed. An attractive parcel of grazing and amenity land divided into two main enclosures, with a further smaller area adjacent which has access to both sides of the river. Suitable for livestock, horses and a particular delight for bird and nature enthusiasts. <b>See land plan page 3.</b></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><b>Total: 7.29 Acres (2.95 Ha) Price £45,000</b></p>
<b>DIRECTIONS:</b>	<p>From Llandovery, 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. You will then come to a crossroads, turn left signposted to Esgairdawe, (opposite a bus stop).</p> <p>Follow this lane for 2.2 miles into the village of Esgairdawe, pass a right hand turning, the village sign and the chapel on your right. Carry on down the hill and take the next right by a small triangular green.</p> <p>Having turned right, pass Cwmdawe Farm on the left and then you come to another small junction and triangular green.</p> <p>Turn right, go uphill over a small bridge and you will see a rough lay-by on the left. The two main fields are opposite the lay-by across the lane. There is a gateway here and two further gateways further up the lane.</p>
<b>SERVICES:</b>	None, natural water from the river.
<b>COUNCIL TAX:</b>	Not applicable
<b>FIXTURES &amp; FITTINGS:</b>	Not applicable
<b>WAYLEAVES, EASEMENTS &amp; RIGHTS OF WAY:</b>	The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.
<b>TENURE &amp; POSSESSION:</b>	We are informed that the property is freehold with vacant possession on completion, by arrangement.
<b>VIEWING:</b>	<p><b>By prior appointment with PROFILE HOMES</b></p> <p><b>Tel: 01550 777790</b></p> <p><b>Email: <a href="mailto:contact@profilehomes.com">contact@profilehomes.com</a></b></p> <p><b>Website: <a href="http://www.profilehomes.com">www.profilehomes.com</a></b></p>



**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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**Parcel of Land 7.29 Acres**

