

Ref: 0lan91

Cwmsawdde Woods, Llangadog, Carmarthenshire, SA19 9PR

Attractive parcel of C. 18 Acres of naturally regenerated woodland containing a mixture of indigenous tree species including Silver Birch, Common Willow, Ash, etc. Picturesque Rural Area at the Periphery of the Brecon Beacons National Park.

Llangadog 2 miles, Llandeilo 7 miles, Llandovery 7½ miles, M4 access 17½ miles, Carmarthen 21 miles



In a picturesque rural area at the periphery of the Brecon Beacons National Park. This attractive parcel of Circa 18 Acres of naturally regenerated woodland contains a mixture of indigenous tree species including Silver Birch, Common Willow, Ash, etc. The land is a mixture of flat, sloping, and steep copses. Access is via a hard surfaced track off a council lane close to the A4069 road.

This is a beautiful vast diverse area rich in beauty wildlife and legend with great walking opportunities and glorious upland scenery. The charming old Towy Valley village of Llangadog is about 2 miles away with good local amenities including a primary school, doctor's surgery, several shops and businesses, pubs with restaurants, church and chapels, and a small railway station on the Swansea to Shrewsbury Heart of Wales country line. Fuller amenities and secondary schools are provided by the attractive market towns of Llandeilo, 7 miles, and Llandovery, 7½ miles, which also has a famous public school (Llandovery College). Access to the M4 is 17½ miles and Carmarthen is 21 miles away with excellent shopping, general hospital, and main line railway station. Numerous visitor attractions are within easy travelling distance, and the coast is about an hour's drive away.

Price Guide: £52,000 – No Onward Chain

LAND: The land is divided into two main sections circa 18 Acres in all of naturally regenerated woodland containing a mixture of indigenous tree species including Silver Birch, Common Willow, Ash, etc.

THE APPROACH: The land is approached off an unmade hard surfaced track which comes off a country lane only a few yards from the A4069 main road. The track continues to a farm situated beyond the woodland. This track to the farm bisects a small section of woodland close to the east boundary.

DIRECTIONS: From the A40 turn off at the roundabout to Llangadog.

In the centre of Llangadog village, before the road bears sharp left towards Llandovery, turn off ahead of you onto the A4069 between the local store and the Castle Hotel, signposted Bethlehem and Brynamman (Dryfal Road). Keep on this road (A4069) heading towards Brynamman.

After 1.6 miles go over a small bridge on a bend, then take the next right turn, which is signposted to Bethlehem and Ffairfach (Just before the BBNP sign).

Shortly after turning left you will see an unmade track on your left with a Dutch barn on its right hand side. Turn into the track and continue up the track for 350 yards until you reach a Five Bar gate on the right, as depicted in the property particulars. This is the entrance into the wood.

SERVICES: No services connected.

COUNCIL TAX: Not applicable.

FIXTURES & FITTINGS: Not applicable.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The private track to the woodland, also leads to a farm beyond the woodland. The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

VIEWING: **Only by prior appointment with the Selling Agents –**
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THE LOCALITY:

The property is situated in a peaceful, rural area at the perimeter of Brecon Beacons National Park near the vast Black Mountain area with miles of walking and beautiful landscapes to explore, including the volcanic lake of Llyn y Fan Fach with its romantic Lady of the Lake legend, set beneath the summit of Bannau Sir Gaer. The property is 2 miles from Llangadog village and midway between the Towy Valley market towns of Llandeilo, 7 miles, and Llandovery, 7½ miles. The region provides opportunities for a number of outdoor leisure activities including walking, horse riding, cycling, bird-watching (including Red Kites), fishing (with permits), canoeing, and golf, and

there are numerous visitor attractions within easy driving distance, including country parks, historic castles, and the magnificent Welsh coast (about an hour's drive).

Roads: The A4069 (Llangadog-Brynamman) road can be accessed at the end of the approach lane – this road crosses part of the Black Mountain area (originally a turnpike road built in the early 19th Century) in the National Park. The A40 trunk road can be joined about 3 miles north-westerly beyond Llangadog, providing a route across south-west Wales and to England. The M4 Motorway can be accessed 17½ miles southerly at Pont Abraham.

Llangadog is about 2 miles north of the property in the Towy Valley, a delightful and popular old market village providing good local amenities including a primary school, doctor's surgery, general store, newsagent with sub-post office, butcher's shop, pubs with restaurants, St. Cadog's church, and a small railway station on the outskirts, which is on the scenic Heart of Wales country line running over 121 miles from Swansea to Shrewsbury. Llangadog sits between two minor rivers, the Afon Brân to the north and the Afon Sawdde to the south, both flowing into the famous River Towy to the west. Llangadog Common is outside the village, offering pleasant strolls by the Sawdde. An old cattle and sheep droving trail once shadowed the Sawdde river valley from the Black Mountain to Llangadog, a route that can still be walked.

Bethlehem village is 2 miles south-westerly, whose small post office becomes unusually busy at Christmas-time for obtaining that certain special postmark. Bethlehem is also home to the remains of one of the largest Iron Age stone-built hill forts in Wales at **Garn Goch**, mystical reddish hill rising to about 700 feet above sea level, providing excellent walking and riding and wonderful views. The Beacons Way footpath can be accessed from the road that passes through the village – a waymarked long distance route (starting at Llangadog) leading up to Garn Goch and then journeying across the major ranges of the National Park including the Black Mountain, Brecon Beacons and Black Mountains Range in the east – some 95 miles in total.

The county town of Carmarthen is 21 miles south-westerly, Lampeter is 20 miles north-westerly, Brecon 24½ miles easterly, and Swansea 27 miles south at the head of the Gower Peninsula.

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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