



**PANTERA  
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## leading from Carmarthen to Newcastle Emlyn

Cwmdud, Carmarthen, SA33 6XL

For sale via online auction on 13th October 2021. 9 acres of Freehold land located next to the A484.

**Guide price £20,000**

# Leading from Carmarthen to Newcastle Emlyn

Cwmdud, Carmarthen, SA33 6XL

- For sale via online auction on 13th October
- 9 acres of land
- Located next to the A484
- Freehold

## FOR SALE VIA ONLINE AUCTION

Online auction to take place on Wednesday 13th October 2021. Please follow the link below to access the online auction.

Approximately 9 acres of Freehold land, split into two sections of approximately 6 acres and 3 acres.

The site is located to the North West side of A484 approximately 8 miles north of Carmarthen.


### Buyers Premium

There will be a Buyer's Premium Fee of £2,500 inc VAT.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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