

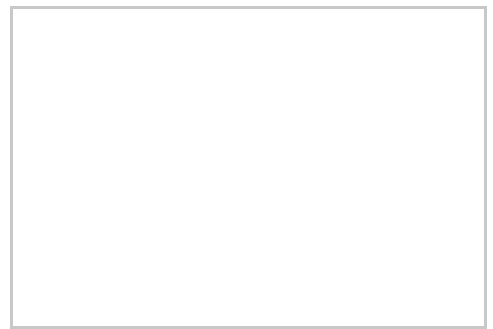
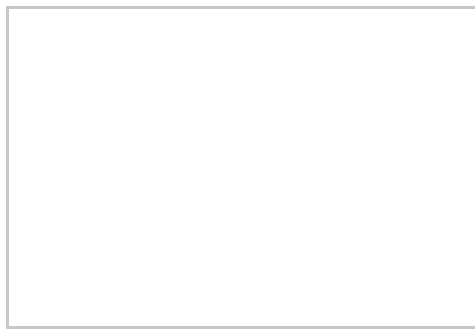
EVANS BROS.

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MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444 Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Approx 7 Acres, Opposite Caerwgan Estate, Aberbanc, Llandysul, Ceredigion, SA44 5NQ

Offers Over £200,000

1/2 MILE PENRHIWLLAN

Situated at grid reference 356 417, a few hundred yards from Aberbanc on the Henllan road. 7 miles only from Newcastle Emlyn.

A VERY RARE CHANCE TO PURCHASE A BLOCK OF LAND EXTENDING TO APPROXIMATELY 7 ACRES, BEING ONE FIELD LAID TO PASTURE WITH EXTENSIVE ROAD FRONTAGE (ELECTRICITY AND WATER AT HAND). LOCATED OPPOSITE AN EXISTING DEVELOPMENT, WITH HUGE DEVELOPMENT POTENTIAL (NO CLAWBACK).

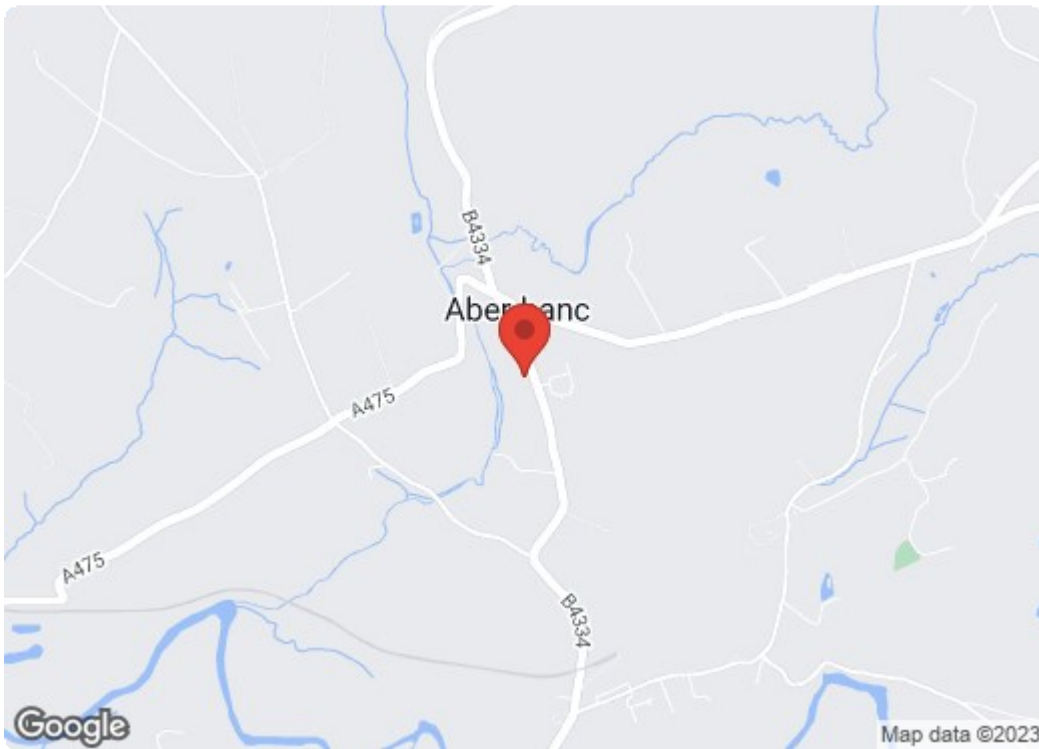
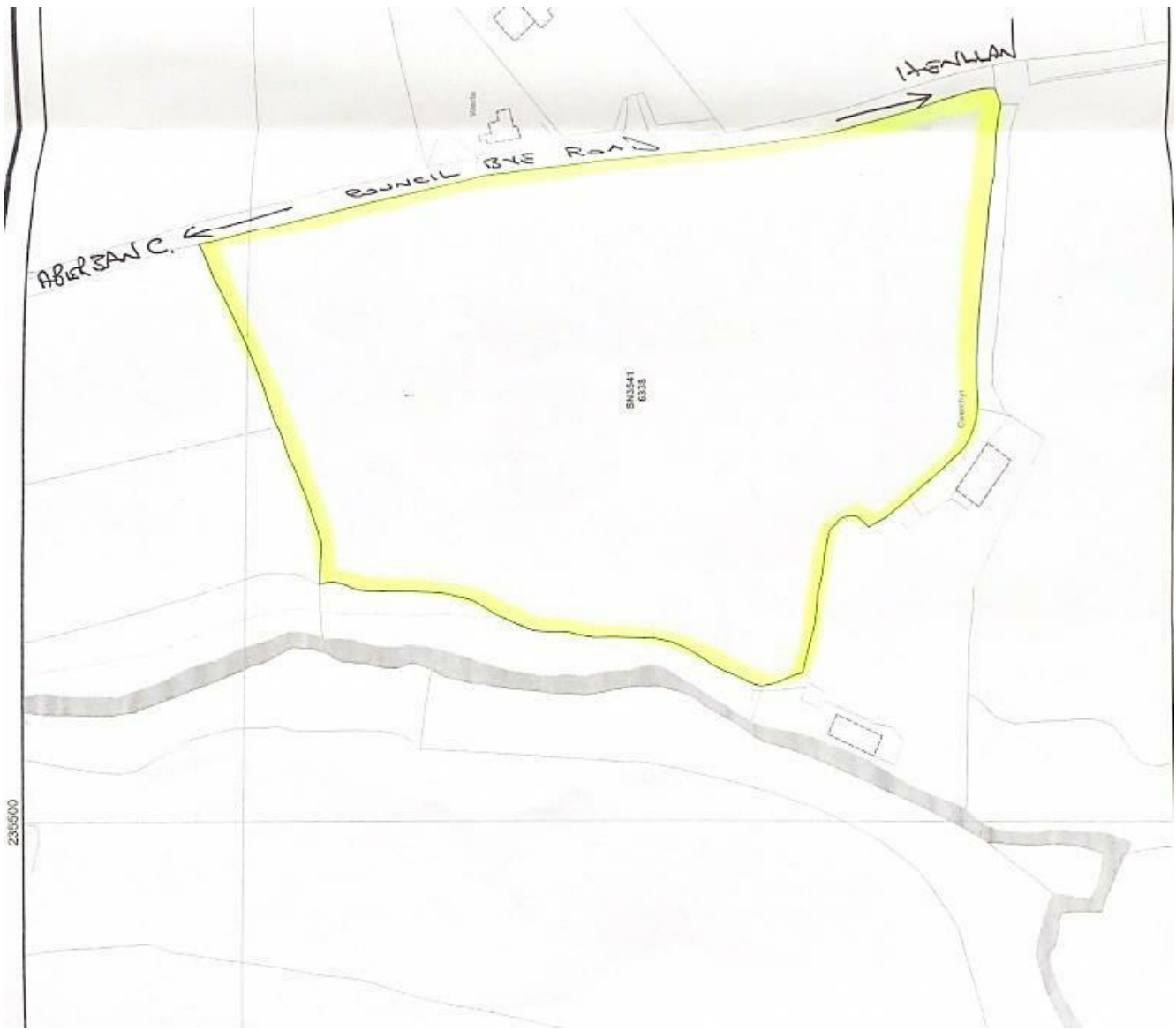
A MUST VIEW FOR BUILDERS, DEVELOPERS, SPECULATORS OR INVESTORS.

DIRECTIONS

On the Lampeter to Newcastle Emlyn road, proceed through the Village of Penrhiwllan. After about 1/2 a mile, on reaching the Hamlet of Aberbanc, turn sharp left by the War Memorial onto the Henllan road (B4334). Proceed for 0.2 miles, the land is on your right with an Evans Bros. Land For Sale sign (opposite Caerwgan Estate on your left).

LIVESTOCK HANDLING AREA





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462