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**Approx 4 Acres at Ty Mawr Ty Mawr, Llanybydder, SA40 9RB**

**£100,000**

A rare parcel of land being some 3.75 acres in total with immense amenity appeal, having roadside access & benefitting from an edge of village location. The land is divided into 2 paddocks which are intersected by a small picturesque stream.

This convenient block of land would make an ideal pony paddock & is equally suitable as grazing / amenity land.



## Location



## Stream



Well positioned being approximately 1 mile from the market town of Llanybydder which provides ample everyday amenities including Primary School, Doctors Surgery, Bakery, Off-License shops etc. Within easy travelling distance to the Ceredigion Heritage Coastline to the West & some 7 miles from the University and Market Town of Lampeter to the North. 20 miles North of the administrative town of Carmarthen which provides good access to the M4, along with rail transport and further services.

## Paddock

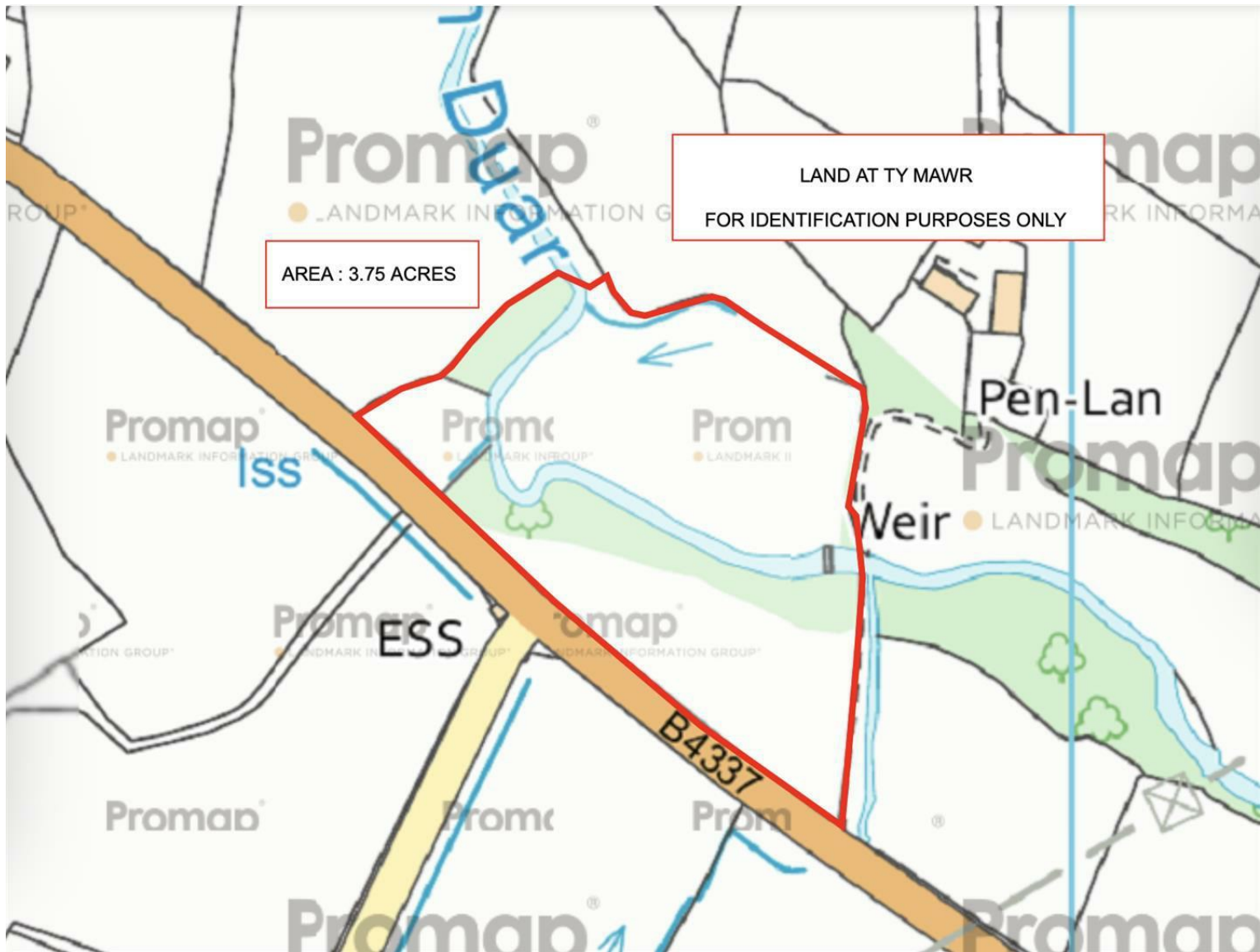


## Description



An opportunity to acquire a rare parcel of land being approx 4 acres, split into 2 paddocks & intersected by a small stream. The land offers good pasture, has mature hedgerows, tree shelter & roadside access, ideal for the keeping of animals.. Convenient to open out-riding at Brechfa Forest and Llanllwni Mountains. Section of hard standing with potential for stables etc (STC). Certainly an opportunity not to be missed.





**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>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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