



Gwynfe Land, Gwynfe, Llangadog, Carmarthenshire, SA19 9RE

Offers In The Region Of £40,000

Gwynfe, Llangadog SA19 9RE

An Excellent pasture and general amenity land extending to 2 acres or thereabouts being set in convenient location on the fringe of village commanding fabulous views towards the Black Mountain. The land is level, well fenced and is laid to grassland that is capable of good yields of quality fodder throughout the season, together with an area of established native woodland.

Viewing of this exceptional paddock is highly recommended.



Council Tax Band: Exempt



NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

OUT OF OFFICE CONTACT

Jonathan Morgan 07989 296883

WEBSITE

View all our properties on:
www.morgancarpenter.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.com, or
www.onthemarket.com



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

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