

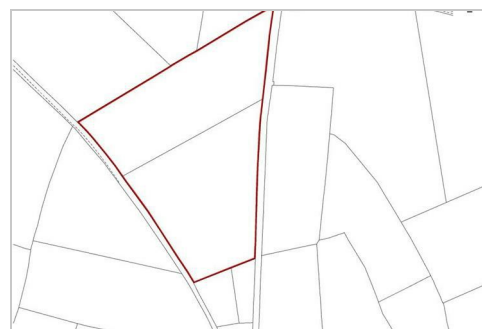
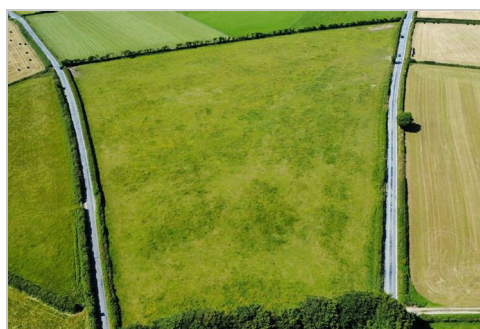


**[www.evansbros.co.uk](http://www.evansbros.co.uk)**



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**Land to the North West side of Hendre Brynhoffnant, Llandysul, Ceredigion, SA44 6AB**

**Offers Over £150,000**

13 acres of Level, Productive Land with good roadside frontage, in a convenient location on the outskirts of Brynhoffnant. An attractive parcel of land in a noted early growing coastal locality, just off the A487 roadway with return road frontage on to the Brynhoffnant to Rhydlewis road and also the Sarnau to Rhydlewis road providing ease of access to a number of areas.



## Location



An attractive parcel of land in a noted early growing coastal locality, just off the A487 roadway with return road frontage on to the Brynhoffnant to Rhydlewis road and also the Sarnau to Rhydlewis road providing ease of access to a number of areas.

## Description



13 acres of Level, Productive Land with good roadside frontage, in a convenient location on the outskirts of Brynhoffnant.

The land has been refenced in recent years and is contained in one field.

## Services

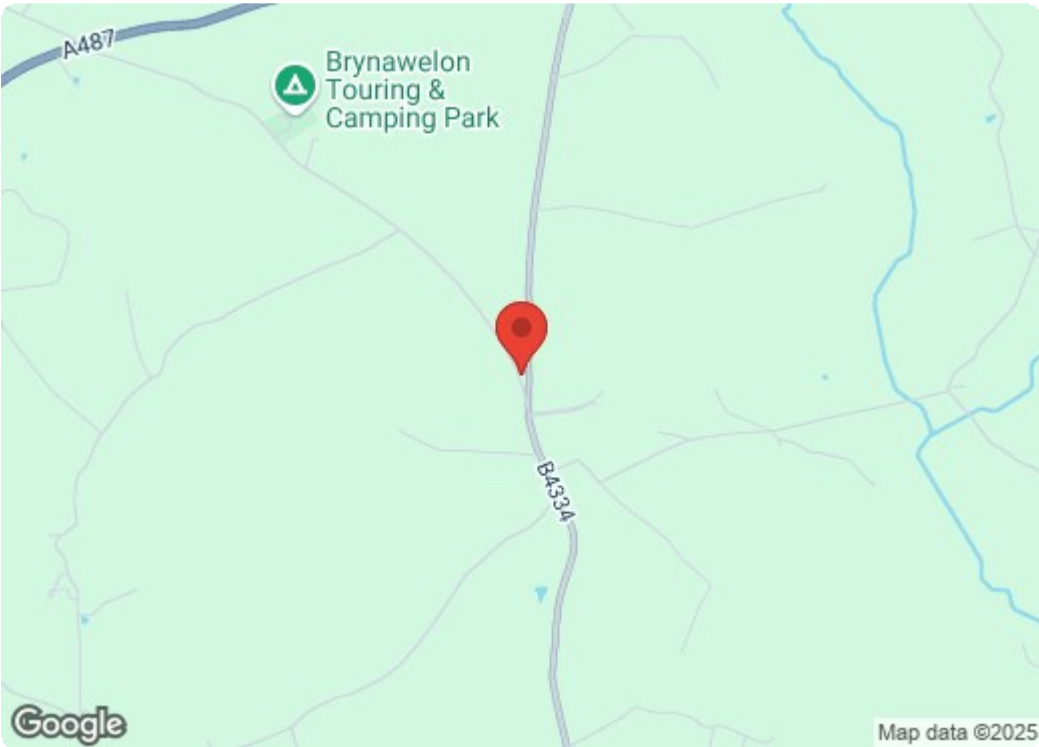


Mains Water is connected

## Directions



The land can be found on the road from Brynhoffnant to Rhydlewis on the Right hand side after approx half a mile.



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

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

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC



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