



- Approx. 55 Acres of Broadleaf Young Woodland
 - Four Wildlife Ponds
- Approx. 37,000 Trees Planted
 - South Facing

GENERAL AND SITUATION

Approximate Distances:
Cwmdu 1½ miles • Llandeilo 8 miles
Lampeter 18 miles

Approx. 55 acres of young broadleaf woodland on a south facing bank with four wildlife ponds

We understand there are approx. 37,000 trees which were planted in 2004/5. The trees are a mix of willow, cherry, sycamore, oak, ash, rowan, birch and sweet chestnut with occasional naturally established mature trees.

A small stream (The Afon Dulais) flows along the southern boundary.

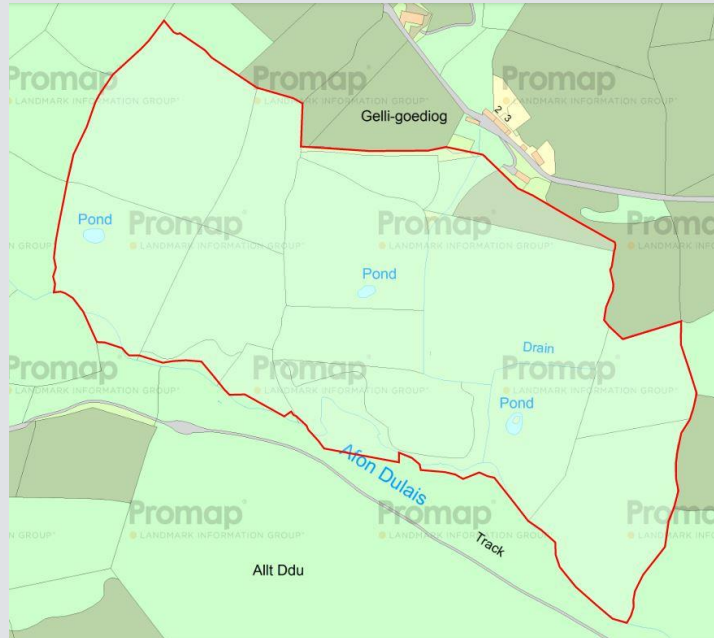
The current owners intend to place a number of restrictive covenants on the land, further details are available from the agents.

Access is off a council lane opposite Gelligoediog Farmhouse and there are a number of rides through the woodland although they are currently overgrown with bramble and bracken.

**IN ALL APPROX. 55 ACRES
(About 22 Hectares)**

PLAN

Please note this plan is for guidance only, its accuracy cannot be guaranteed.



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

There are no services currently connected to the site.

TENURE Freehold

DIRECTIONS

From the B4302 Talley Road follow signs to Cwmdu, proceed through the village and take the first turn right. Follow the lane for just over a mile, bear right over the small bridge, continue up the hill and the woodland is then on the left hand side, opposite Gelligoediog Farmhouse.

what3words ///revival.fluctuate.spearhead

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **Woodland at Gelligoediog** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.