

HOUSES FOR SALE IN WALES.CO.UK

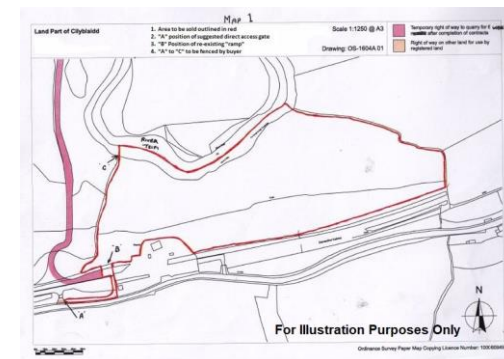
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Land at Pencarreg, Llanybydder, SA40 9QL

£57,500





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- ❖ Approx. 9 acres of flat pasture
- ❖ Bounded to one side by the River Teifi
- ❖ Comes with the fishing rights
- ❖ Access directly onto A485

Property Description

Approx. 9 acres of river meadow with fishing rights. Ideal summer grazing. The land is bounded to one side by a long stretch of the River Teifi, well known for its fishing. There are several pools within the stretch of river bordering the land. The banks of the river are designated as a SSSI. The land is used in summer for grazing horses although it would suit sheep or cattle. The land is also a haven for wildlife of all types. The land is situated between Lampeter and Llanybydder beside the A485 just outside the village of Pencarreg.

Fencing

The buyer is responsible for fencing between points "A" to "C". If horses are to be grazed on the land then the purchaser is responsible for double-fencing between points "A" & "C".

Directions

From Carmarthen take the A485 towards Lampeter. Pass through Llanybydder and continue to the village of Pencarreg. As you pass through the village, you will see a lake to your left. Once past the far end of the lake, the owners track is the next on the left. The vendor will meet you here. Satnav SA40 9QL will take you to the spot. To get to the land, continue past the owners track for approx. 300 yards and you will see a wooden fence with a metal gate on the left, this is the entrance to the land.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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