



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Land Opposite Pantyffynnon
Salem
Llandeilo
Carmarthenshire. SA19 7NR**

Price **£180,000**



- Accommodation Land of Approximately 9.6 Acres
- With Range of Stables and General Purpose Buildings
- Refurbished Static Caravan/Cabin
- 4.5 Miles Llandeilo
- Mains Water
- Breath taking views

General Description

Approximately 9.6 acres of land with arched building comprising 3 stalls and feed room. Tack/store room, store shed and refurbished caravan/cabin.

Situated on the outskirts of Salem approached via a gated entranceway off a country road

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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Web: **www.ctf-uk.com**

Salem, Llandeilo, Carmarthenshire.

Property Description

This is an excellent opportunity to acquire a prime piece of agricultural land, featuring a variety of stables and multipurpose buildings, along with a recently refurbished static caravan. The caravan, used as an agricultural welfare unit, has undergone significant upgrades including a new insulated roof designed for solar panels, external and internal heavy-duty insulation, Douglas fir wood cladding on the exterior, and newly installed double-glazed windows and bifold doors. It provides temporary accommodation conveniently located near the livestock area.

The property spans approximately 9.6 acres and is situated in a stunning location with breathtaking views, just a short distance from the charming village of Salem and the historic market town of Llandeilo. The land is divided into three primary enclosures surrounding the stable yard, with convenient gated access from the county road leading into a hard-surfaced yard.

A septic tank and connection to the mains water supply, this site has huge potential.

Comprising:

CTFRL

Stable Block (45' 11" x 32' 10") or (14.0m x 10.0m)

Corrugated roof. 3 open loose boxes and 2 enclosed stables. Separate tack/general purpose store area.

Timber Store Shed

Static Caravan/Cabin (36' 9" x 10' 6") or (11.20m x 3.20m)

This has been much improved with new insulated profile roof and cedar wood exterior together with new double glazed windows.

Land

The land is arranged in three enclosures around the stable yard, gently sloping, gated and well fenced with access from the county road.

Viewing

By appointment with the Selling Agents.

Services

Mains water and private septic tank.

Tenure

Freehold

Salem, Llandeilo, Carmarthenshire.

Directions

From Llandeilo proceed down to the roundabout and take the B4302 Talley road for approximately 2.5 miles and turn left for Salem. At the T junction turn right and continue through the village passing the Angel on the right hand side. Turn left at the next cross roads signposted Abergorlech and proceed along this road and at the second cross roads turn right towards Cwmdy where the land will be found on the right hand side.

