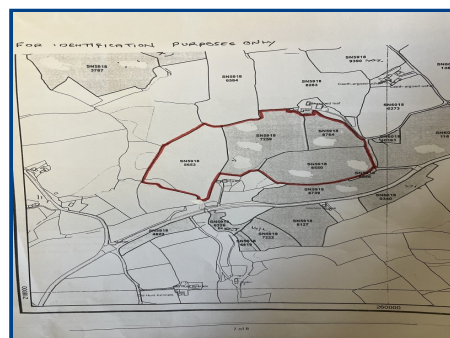


Accommodation Land at Tycanol
Derwydd Road
Ammanford
Carmarthenshire. SA18 3LJ

Price **£205,000**



- 28.27 Acres of Mowing and Grazing Land
- Conveniently Located
- Mains Water Connected



General Description

Situated close to Golden Grove and Llandeilo, 28.27 acres of pasture and grazing land. This conveniently located land lies in one block of 4 fields with excellent access off a council road. The land is both flat and gently sloping, is well fenced and has mains water connected.

Derwydd Road, Ammanford, Carmarthenshire.

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The land lies less than 5 miles from Llandeilo town with a good range of amenities including a range of shops and both primary and secondary schools. Crosshands is only 5.5 miles away with its access onto the M4 extension.

The land would suit those with an equestrian or farming interest.
CTFRL

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

Viewing Arrangements

By appointment with selling agents on 01558 823601

Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location. Please check with your provider.

Services

Mains water

Tenure

Freehold

Council Tax

Not Specified

Directions

Leave Llandeilo towards Ffairfach and cross over the Towy bridge, turn right at the traffic lights. Continue on the A476 for about 4 miles. Pass Tycanol farm on the left and take the first turning right. The access gate is on the left on the first bend.

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.