

**Land Opposite Station Cottages  
Derwydd Road  
Ammanford  
Carmarthenshire. SA18 2NX**

**Price £120,000**



- Accommodation Land & Woodland
- Approx. 9.83 Grazing Paddock & 8.23 Woodland
- Range of Outbuildings
- Roadside Gated Access
- Ideally suit those with an agricultural or equine interest
- Outskirts Derwydd Village

**General Description**

Conveniently located parcel of accommodation land and woodland, standing only half a mile from Derwydd village.



## Derwydd Road, Ammanford, Carmarthenshire.

### Property Description

The land comprises a small holding paddock, sheep shed and machinery shed, a field of pastureland of about 9.83 acres plus adjacent block of woodland of about 8.233 acres. (Title Number CYM75127).

The property would ideally suit those with an agricultural or equine interest.

Derwydd stands about 4 miles south of Llandeilo town and about 3 miles north of Llandybie. Local facilities including a range of shops, public houses and primary school are therefore close at hand.

Derwydd has an art gallery, coffee shop and a Thai takeaway.

Useful and conveniently located block of accommodation land and woodland comprising;

Small holding paddock with outbuildings of corrugated and sheeted sheep building and steel framed, two bay machinery shed.

Grazing paddock of approximately 9.83 acres being mainly flat or gently sloping leading to;

Woodland of approximately 8.233 acres of mainly hardwood being an excellent wildlife or conservation area.

Roadside gated access.

No entitlements are included with this property.  
CTFRL

### Agents Note

The vendors will impose an overage restriction on the land to the effect that if the purchaser, or successor thereof, obtains planning consent for alternative development within 25 years of the date of purchase, then 50% of the enhanced value caused by this consent, will be paid to the vendors, or their successors.

### Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

### Viewing

By appointment with the Selling Agents.

### Services

### Tenure

Freehold

### Council Tax

Not Specified

### Directions

Leave Llandeilo south heading for Ammanford on the A483. Proceed over the Towy bridge into Ffairfach and over the traffic lights. Continue for about 3 miles into Derwydd village turning right by 'Lemon grass' takeaway. Continue for about half a mile and the land is located on the left immediately before the sharp right hand bend.

### Important notice

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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](mailto:surveys@ctf-uk.com).