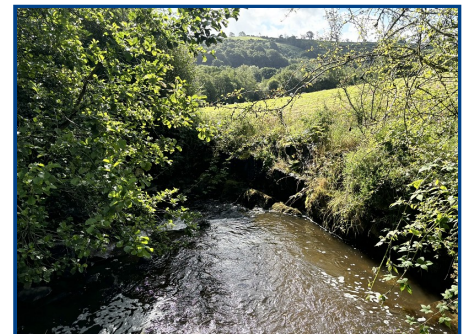


**Llanwrda
Carmarthenshire.**

Guide Price **£30,000**



- 3 Blocks Of Pasture Land
- Minor County Road Frontage
- Natural Water Supply
- Additional Lots Available
- Lot 1 - 3.6 Acres - £30,000 (SOLD STC)
- Lot 2 - 3.5 Acres - £30,000 (SOLD STC)
- Lot 3 - 4.6 Acres - £32,000 (COMPLETED)



General Description

Three blocks of land which can either be bought individually or as a whole being easily accessible fronting a minor county road which lies within 3 miles of the A40 trunk road at Llandovery.

Property Description

Three blocks of land which can either be bought individually or as a whole being easily accessible fronting a minor county road which lies within 3 miles of the A40 trunk road at Llandovery.

Lot 1 & Lot 2 are riverside pasture land with boundary frontages to the Afon Mynys. Lot 3 is 2 fields of more sloping pasture land but again with a natural water supply and would be suitable for hay or silage if required.

The vendors inform us that the land has been organically farmed during the time of their ownership since 1988.

The field schedules are as follows;

Lot 1 - SN7235-4576 - 1.48 hectares (3.6 acres) (SOLD STC)
Lot 2 - SN7235-4764 - 1.42 hectares (3.5 acres) (SOLD STC)
Lot 3 - SN7235-3766 & SN7235-2866 which give a combined area of 1.9 hectares (4.6 acres) (COMPLETED)

Lot 1 & Lot 2 are priced at £30,000 each and Lot 3 at £32,000

Health & Safety

Given the potential hazards of rural property, we ask you to be as vigilant as possible for your own safety when making your inspection.

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, (public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables

drains, water and gas and other pipes whether referred to in these details or not.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Local Authorities

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

DIRECTIONS

From Llandovery, proceed westwards on the A40 trunk road. Cross over the chain bridge. Do not take the first right immediately after the bridge but take the second right next to an elevated bungalow. Continue on this road for 1.5 miles until reaching a crossroads. Turn left and continue for 1.25 miles. The road will drop down and you will cross a small bridge. Lots 1 & 2 lie to the left beyond the bridge and Lot 3 is opposite Lots 1 & 2 being accessed up a private driveway.

What3Words

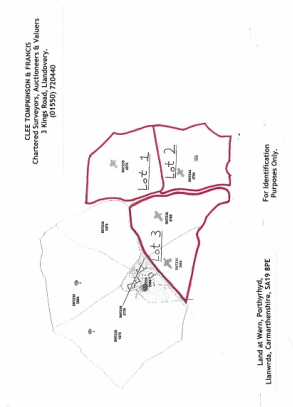
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Tenure

Freehold

Council Tax

Not Specified



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 mis-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.