



Land Forming Part Of Panteinon , Cwm Cou, SA38 9PR

**£550,000**

A block of land extending to approx 67 acres within Ring Fence situated in a predominately rural area of Cwm Cou, just a short distance from Newcastle Emlyn and Cardigan.



### Situation

At OS Grid Ref. SN 2944, approximately 1 mile North of Cwmcou, within 1 mile of the B4333 road which leads from Tanygroes (on the A487) to Newcastle Emlyn (approx. 3 miles)

Carmarthen is within a 40 minute drive, Cardigan Town and Coastline 8 miles away.

### The Land

The land, around the 140m contour, and It benefits from access tracks allowing easy access to the fields.

The land is laid to grass in good sized fields, mainly sheep fenced. Relatively flat or gently sloping and easy to work. There is an additional block of land and bungalow extending to approx 40 acres available by separate negotiation.

### Utilities & Services

Heating Source: Oil Central Heating

Services:

Electric: Mains

Water: Private and Mains.

Drainage: Private

Local Authority: Ceredigion County Council

Council Tax: Band E

Tenure: Freehold and available with full vacant possession upon completion.

### Public Footpaths

The Ceredigion County Council Footpath Map indicates that a footpath exists along the track (6014) from the East, turning North along track (4420).

No footpaths are indicated in the vicinity of the Homestead or access lane from the council roadway.

### Remarks

A very useful block of land with a 3-4 bedroom dwelling. A variety of buildings suitable for adapting to various uses, and for those perhaps considering diversifying into the tourist market some extensive stone ranges which could convert subject to planning.

Panteinon is a working farm, ideal for owner occupation or amalgamating with a larger farm in the locality.

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no

mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.4mbps upload and 2mbps download and Ultrafast 220mbps upload and 1000mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - No & Data - No

Three Voice - No & Data - No

O2 Voice - No & Data - No

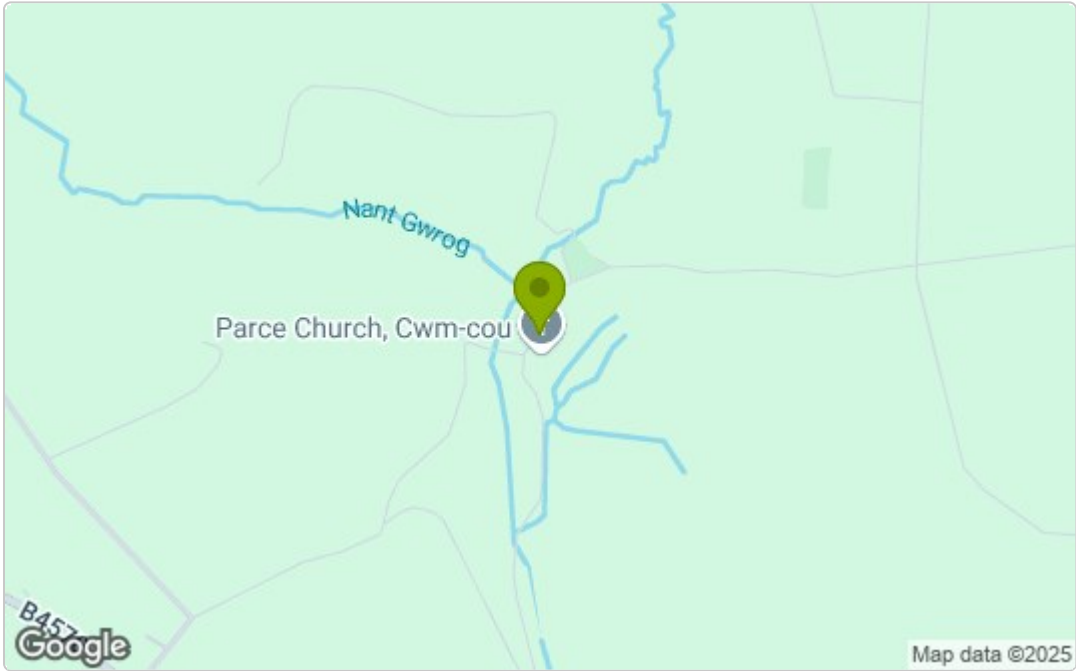
Vodafone. Voice - No & Data - No

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

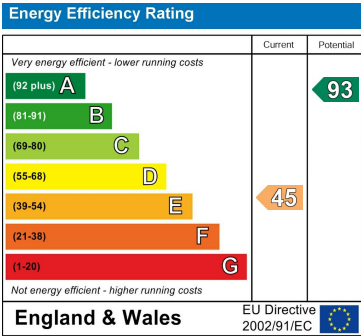
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.