



## 10 Acres of Land at Penyrallt Uchaf , Crymych, SA41 3RT

**£100,000**

An excellent opportunity to acquire approximately 10 acres of gently sloping pastureland set amidst the beautiful rolling hills of West Wales. Benefiting from well-defined natural boundaries and established hedgerows, this versatile parcel offers excellent grazing potential for livestock, equestrian use, or hobby farming.

Enjoying panoramic rural vistas across a patchwork of fields and towards the distant Preseli Hills, the land combines productivity with exceptional natural beauty. Access is convenient from the nearby road network, making it practical for agricultural and recreational purposes alike.

Whether you are seeking to expand your existing holding, establish a smallholding, or secure an attractive block of land in a peaceful location, this property offers an ideal investment in the heart of the Welsh countryside.

### Services

There are no services connected to the land.

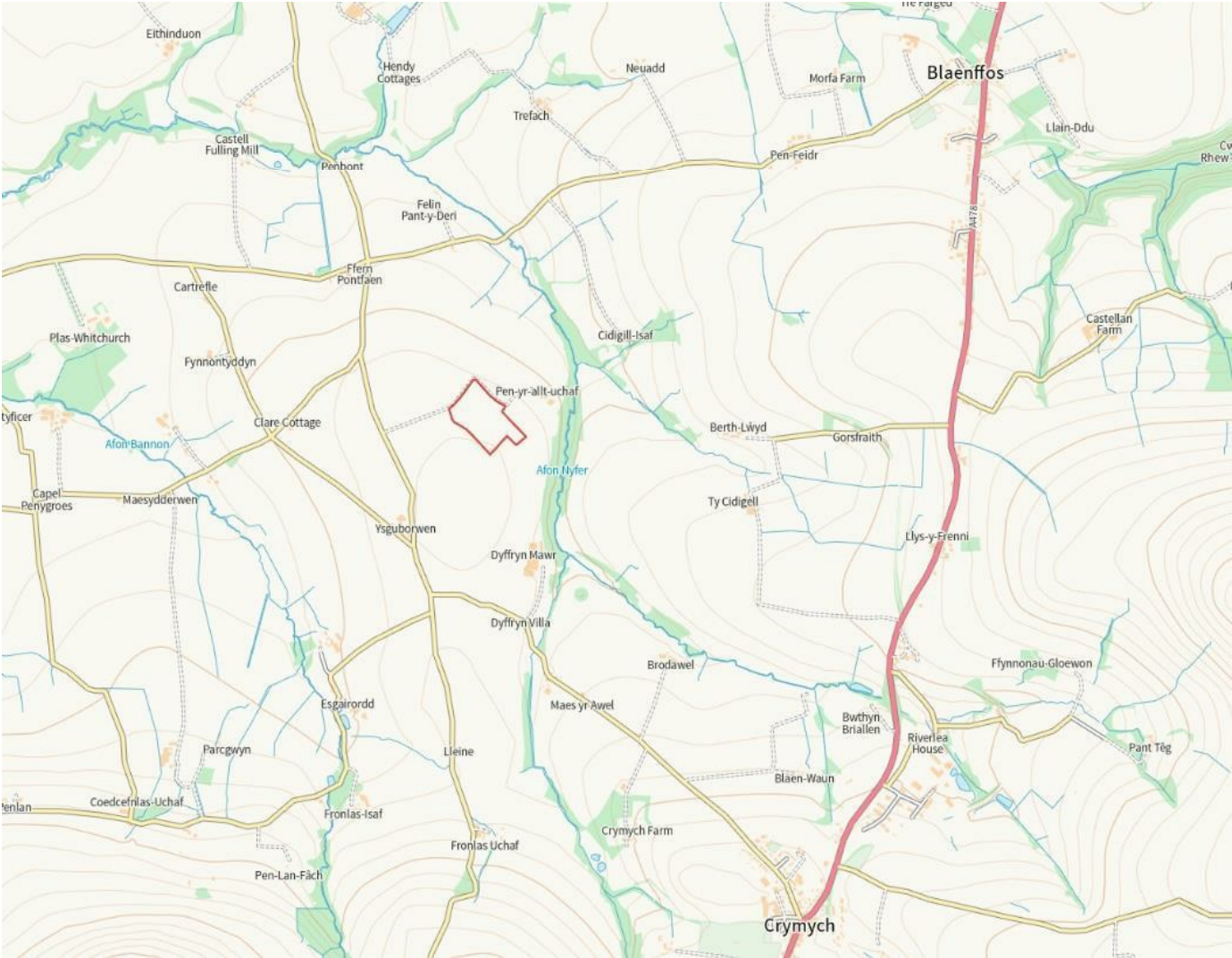
### Local Authority

Pembrokeshire County Council, County Hall,  
Haverfordwest, Pembrokeshire, SA61 1TP  
Tel: 01437 764551

### Tenure

Freehold with vacant possession upon completion.

Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.

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