



Land adj. Cilrhiw , Brynhoffnant, SA44 6EE

**£75,000**

A parcel of land extending to around 8 acres or thereabouts situated in Brynhoffnant, near Llangrannog.

### **The Land**

The fields are highly productive with a gentle slope from the roadside. Split into three paddocks.

### **Local Authority**

Glan Yr Afon Industrial Estate, Aberystwyth SY23 3JQ

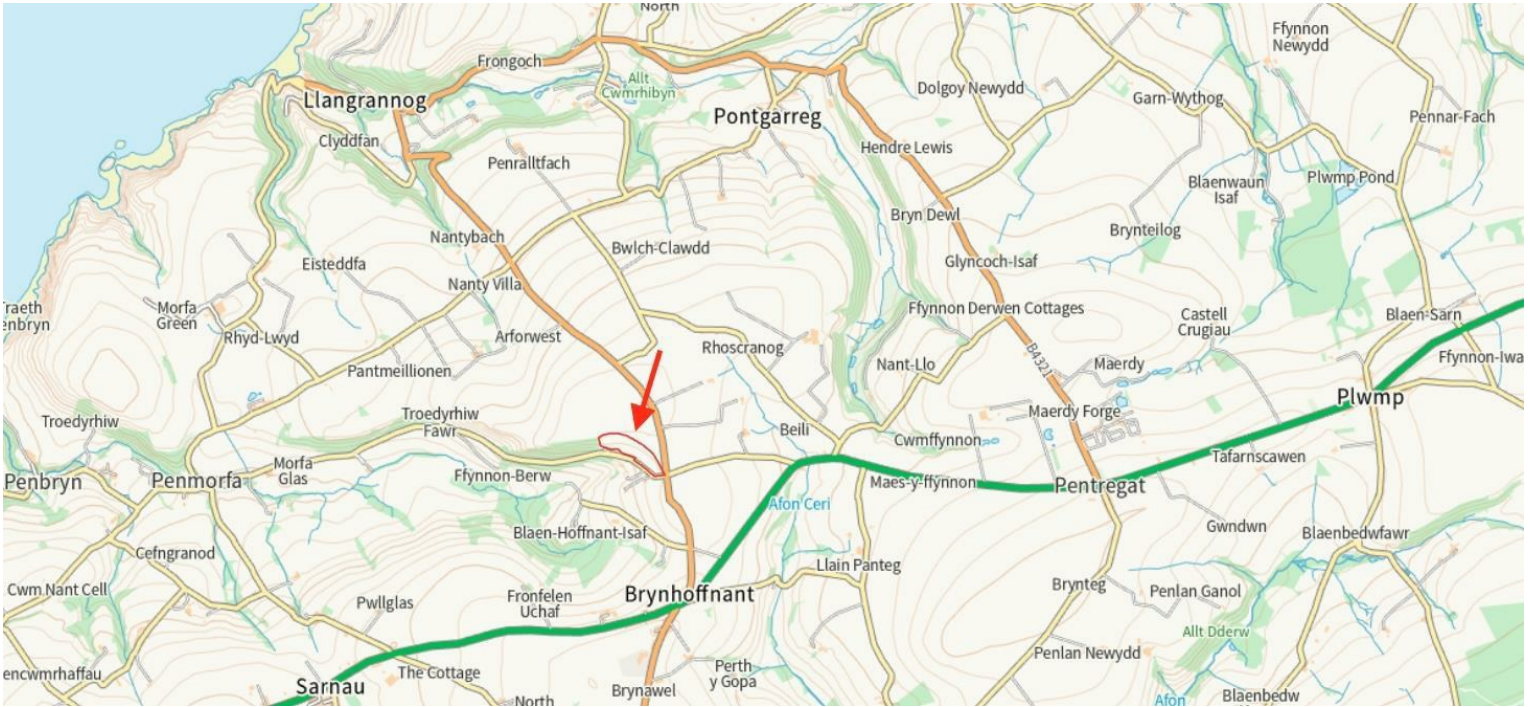
Phone: 01545 570881

### **Services**

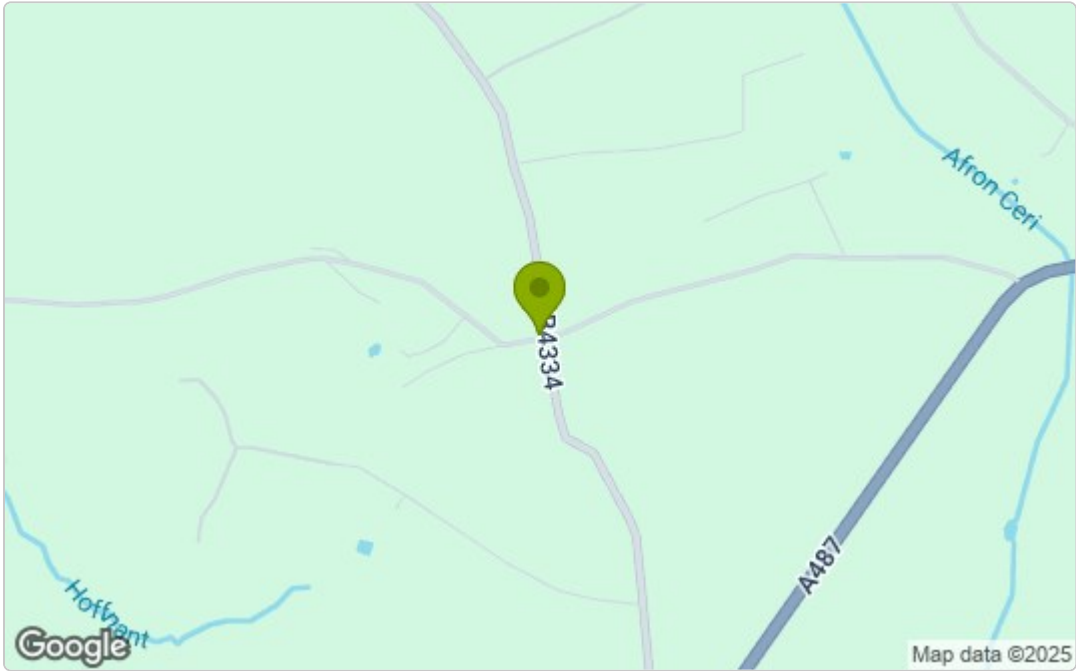
We are not aware of any services connected, however, we understand that they are available nearby.



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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