



4.35 Acres or thereabouts of Pasture Land and Woodland being part of Glandwr, Llanychaer, Fishguard, Pembrokeshire, SA65 9TB

Price Guide £50,000

*A valuable block of Pasture Land and Woodland extending to 4.35 Acres or thereabouts.

*The Land stands on the edge of the village of Llanychaer adjacent to Bryn Deri and has frontage onto the B4313 Fishguard to Maenclochog road and is within 2 ½ miles or so of the centre of Fishguard.

*Of the total acreage there is 2.74 Acres or thereabouts of Pasture Land, whilst the remaining 1.61 Acres or thereabouts is sloping Ancient Deciduous Woodland which is bounded by the River Gwaun.

*Rarely do small parcels of Land of this nature appear on the Open Market and the opportunity to purchase should not be missed. Realistic Price Guide.

Location

The Land is located on the south eastern fringes of the village of Llanychaer and has frontage onto the B4313 Fishguard to Narberth road.

Llanychaer is a small rural village and parish in the farming community of Cwm Gwaun, Pembrokeshire, Wales, a locality steeped in history, legend and tradition. The area is favoured by walkers and cyclists, drawn to the “perfect little tucked away landscape wonder”, close to Britain’s only Coastal National Park and the Preseli Mountains, where the Gwaun river rises.

The nearest town is Fishguard, just 2 miles (3.2 km) distant, with A road and rail transport links and daily ferry to Ireland. It is known for hosting annual international music events and food festivals, having its own theatre, primary and secondary schools. There is a wide selection of dining out options available, with quality restaurants, budget cafés and welcoming village pubs in the vicinity.

The North Pembrokeshire Coastline at Aberbach, Dinas is within 3 miles or so and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, The Parrog Newport, Newport Sands, The Parrog Goodwick, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin and Porthgain.

There are attractive walks of one to twelve miles in length which you can start from Llanychaer without ever getting in the car. Along the riverbank, up the hills or along the valley, it is a walker's paradise, and the Pembrokeshire Coastal Path and spectacular Preseli Hills are only a short drive away. Pony trekking and hacking facilities are also available.

The County and Market Town of Haverfordwest is some 15 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, a Post Office, Library, Supermarkets, a Leisure Centre, a Further Education College, The County Council Offices and The County Hospital at Withybush. A scenic road takes you in half an hour to Narberth just the other side of the A40, a small town with many interesting features and independent shops.

There are good road links from Fishguard along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Directions

From Fishguard, take the B4313 Road south east for some 2

miles or so passing through the village of Llanychaer and a quarter of a mile or so further on and just past Bryn Deri, the Land concerned is situated on the left hand side of the road.

Description

The Land concerned extends to 4.35 Acres or thereabouts in total and comprises of 2.74 Acres or thereabouts of gently sloping Pasture Land with a northerly and north easterly aspect together with an adjoining 1.61 Acres or thereabouts of sloping Ancient Deciduous Woodland which has a 120' boundary onto the River Gwaun.

There is a field gate access to the Land off the B4313 road at or around point 'A' on the Plan.

The boundaries of the above 4.35 Acres or thereabouts of Pasture Land and Woodland are edged in red on the attached Plan to the Scale of 1/2500.

Services

There are no Services connected to the Land but we understand that Mains Services are available in the vicinity of the B4313 road and the houses at Bryn Deri.

Tenure

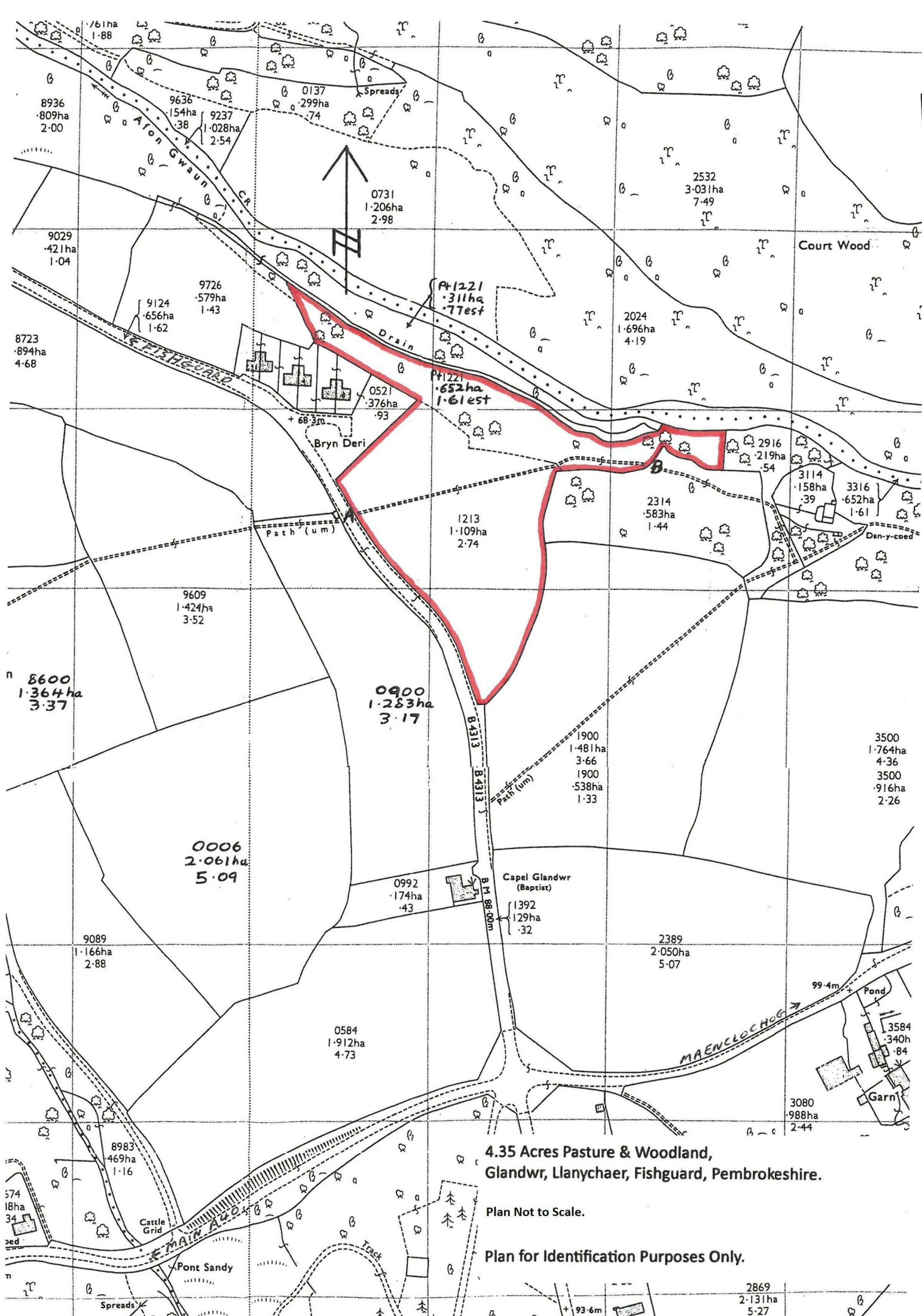
Freehold with Vacant Possession upon Completion.

Footpath

The Property is bisected by a Public Footpath between points 'A' and 'B' on the Plan.

Remarks

Rarely do small blocks of Pasture Land and Woodland appear on the Open Market and the opportunity to purchase should not be missed. The Land in total extends to 4.35 Acres or thereabouts of which there is 2.74 Acres of clean Pasture Land with the remaining 1.61 Acres or thereabouts being sloping Ancient Deciduous Woodland which is bounded by the River Gwaun. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



4.35 Acres Pasture & Woodland,
Glandwr, Llanymaer, Fishguard, Pembrokeshire.

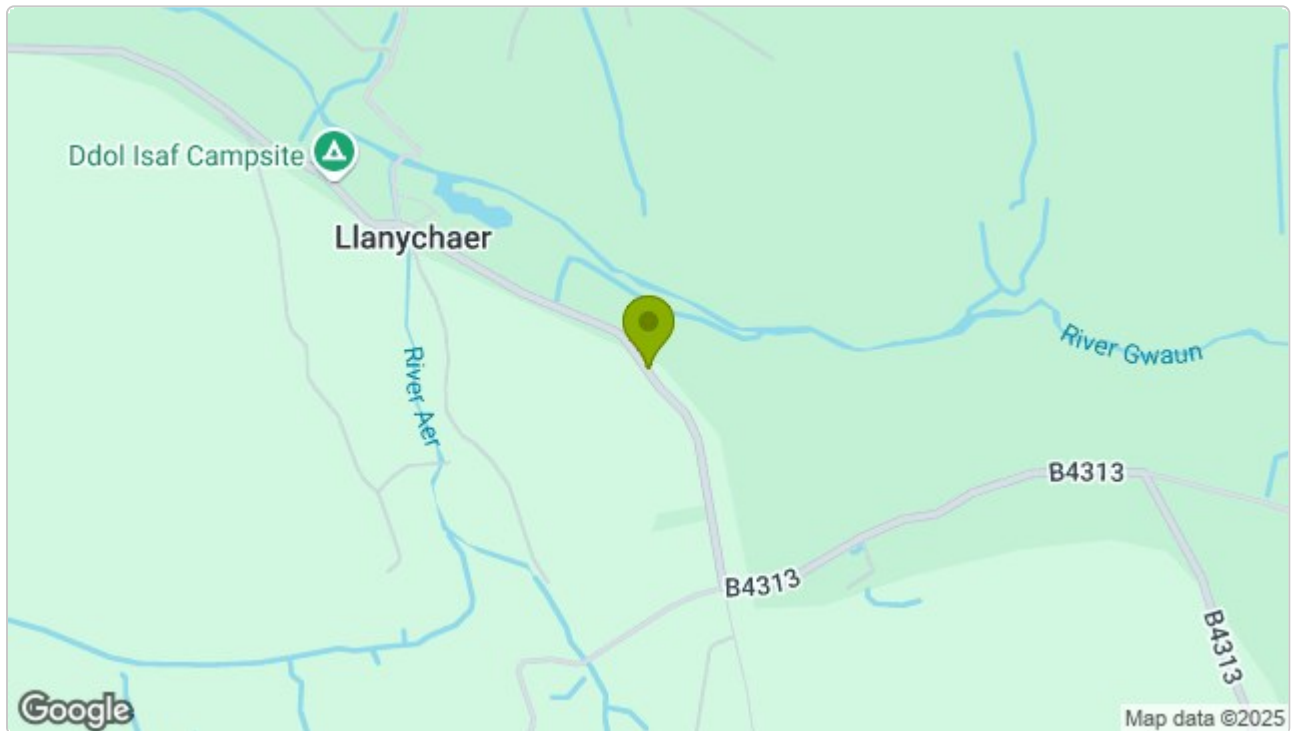
Plan Not to Scale.

Plan for Identification Purposes Only.

2869
2.131ha
5.27



Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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