



## 1.94 Acres Pasture Land formerly part of Cilau West, Llanwnda, Goodwick, Pembrokeshire, SA64 0HS

**Price Guide £45,000**

A valuable Pasture Enclosure which is situated on the Strumble Head Peninsula within three quarters of mile or so by road of the hamlet of Llanwnda and within a mile and a half or so of the centre of Goodwick. The Field is all down to Permanent Pasture and is in the main gently sloping with a north westerly aspect. It has recently been Sheep Fenced and has 2 new Field Gates with entrances leading onto the Council Road. Rarely do small Parcel of Lands of this nature appear on the Open Market and the opportunity to purchase should not be missed. Early inspection strongly advised. Realistic Price Guide.



## Situation

Cilau West stands on the Strumble Head Peninsula within three quarters of a mile or so by road of the hamlet of Llanwnda, which is situated on the North Pembrokeshire Coastline within 2 miles or so of the town of Goodwick.

Goodwick being close by has the benefit of several Shops, a Post Office, Primary School, a Chapel, Public Houses, Restaurants, Hotels, a Petrol Filling Station/Store, a Supermarket, Cafes and 2 Fish and Chip Shop Takeaways/Cafés.

There are Churches at Fishguard, Llanwnda and Manorowen which are all within a mile or so of Goodwick.

Fishguard Harbour is close by and provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

The well known Market Town of Fishguard is within 3 miles or so of the Land and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafés, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The County and Market Town of Haverfordwest is some 17 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybus.

The Pembrokeshire Coastline at The Parrog, Goodwick is within 2 miles or so and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

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

## Directions

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for half a mile. Upon reaching the Bypass Roundabout, take the second exit signposted to Goodwick and Fishguard Harbour. Continue on this road for 500 yards or so and upon reaching the roundabout adjacent to Tesco Express, take the second exit (straight on) and proceed up to Goodwick. Upon reaching The Rose & Crown Public House, turn left and continue straight on up Goodwick Hill in the direction of Strumble Head. Proceed around the hairpin bends and into Stop & Call and continue for 4/500 yards

and upon reaching the 90° bend in the road, turn right (straight on) signposted to Llanwnda. Proceed on this road for a further 350 yards or so and follow the road 90° degrees to the right. Continue on this road for a further 300 yards or so passing the Cemetery on your left and continue straight on, signposted 'No Through Road' and ignoring any turnings. Proceed on this road for in excess of 150 yards or so and the field gate access at or around point 'A' on the Plan is on your right. The field gate leading into the Land is some 40 yards or so inset off the road i.e. the gate directly facing.

## Description

The Field concerned comprises of O.S. No 8236 which extends to 1.94 Acres or thereabouts. It is all down to Permanent Pasture and is Sheep Fenced and has field gate entrances to the Land at or around points 'A' and 'B' on the Plan. Agricultural Access Rights of Ways exist in favour of the Land between point 'C' (the Council Road) and point 'A' (the field gate leading into OS No 8236) on the Plan. There is also a field gate access to the Land off the Council Road leading to Cilau at our around point 'B' on the Plan.

The Boundaries of Field OS No 8236 are edged in red on the attached Plan to the Scale 1/2500.

## Services

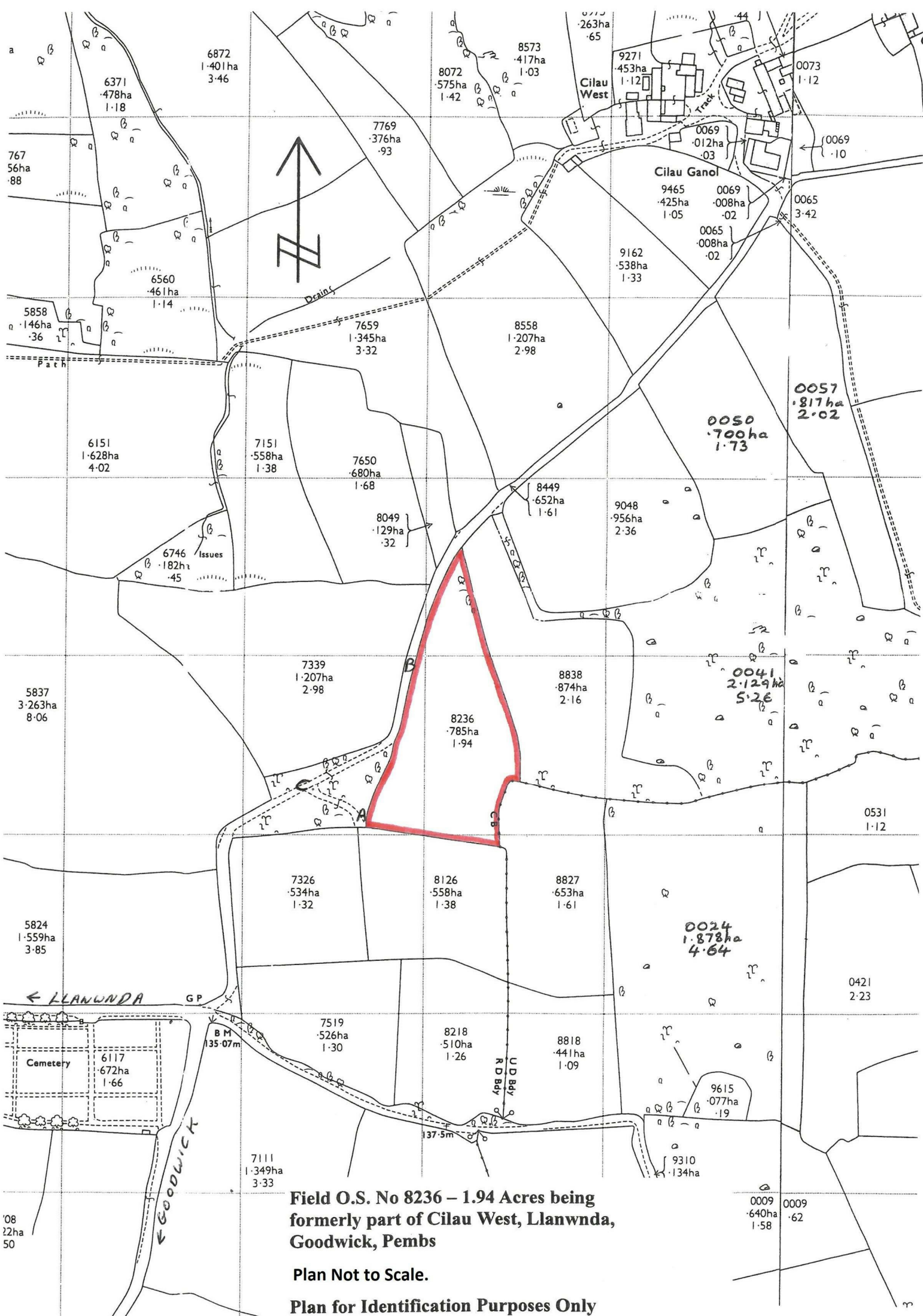
There are no Services connected to the Land, although there is a provision for Mains Water to be connected to the Land from OS No 7650 on the opposite side of the Council Road. We further understand that there is an underground pipe crossing the Council Road for the purpose of bringing an alkathene water pipe to the Land from the Mains Water supply in OS No 7650.

## Tenure

Freehold with Vacant Possession upon Completion.

## Remarks

Small Pasture Enclosures of this nature are few and far between and early inspection is strongly advised. Superb Coastal Sea Views can be enjoyed from the Land over the North Pembrokeshire Coastline towards Strumble Head and also in a north easterly direction towards Moylegrove and Cardigan.



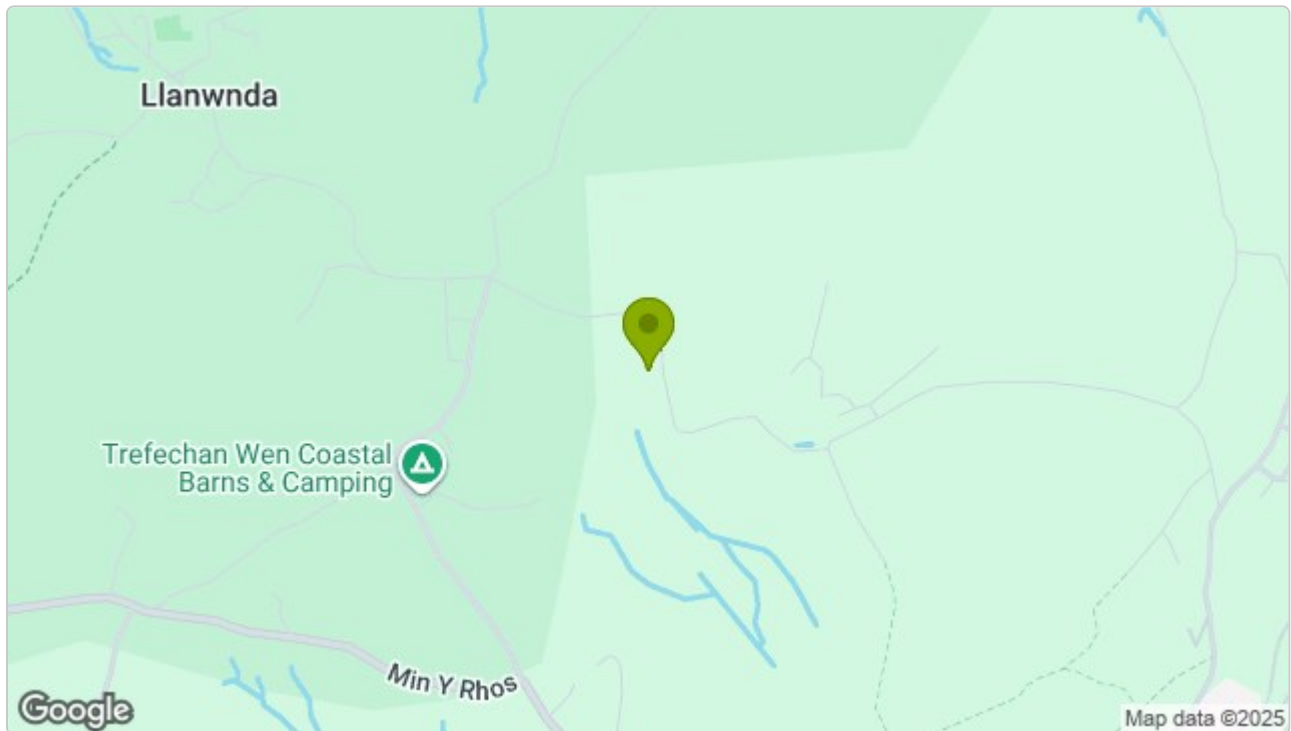








## Area Map



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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