



4.32 Acres Of Organic Land, Llanfallteg, Whitland

**Offers In The Region Of £65,000**

An opportunity to acquire a parcel of ORGANIC land amounting to approximately 4.32 acres, in a convenient setting and having the potential for grazing and cropping or perhaps some form of amenity use, subject to the necessary consents being obtained. The Land lies within easy reach of both Narberth and Whitland and several of the villages within the area and the A40 . Viewing is highly recommended.

### Situation

The land is situated in a quiet, rural setting down a minor country road, being located within a belt of highly regarded farmland, on the border of the county of Carmarthenshire. Lying within easy reach of the A40, and the small towns of Whitland and Narberth, which between them provide a range of services and facilities that cater for most everyday requirements. Also within easy reach are the villages of Clynderwen, Llandissilio and Llanboidy.

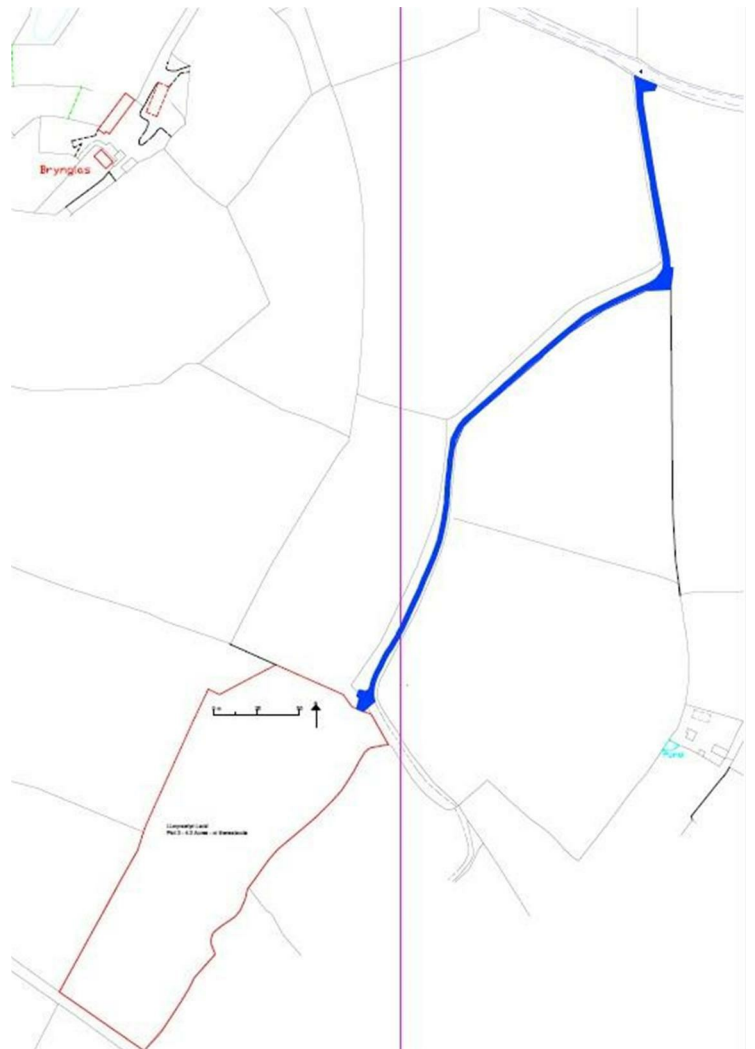


JJ Morris pointer sign, travel down this minor road and the land is found on the right hand side as identified by our JJ Morris for sale board.

What 3 Words: ///functions.infuses.cheering



### Land Plan



### Please Note

The current owner will erect a boundary fence and new access gateway to provide a private entrance prior to completion of a sale.

### Services

There are no services connected. Stream running along the eastern boundary of the field.

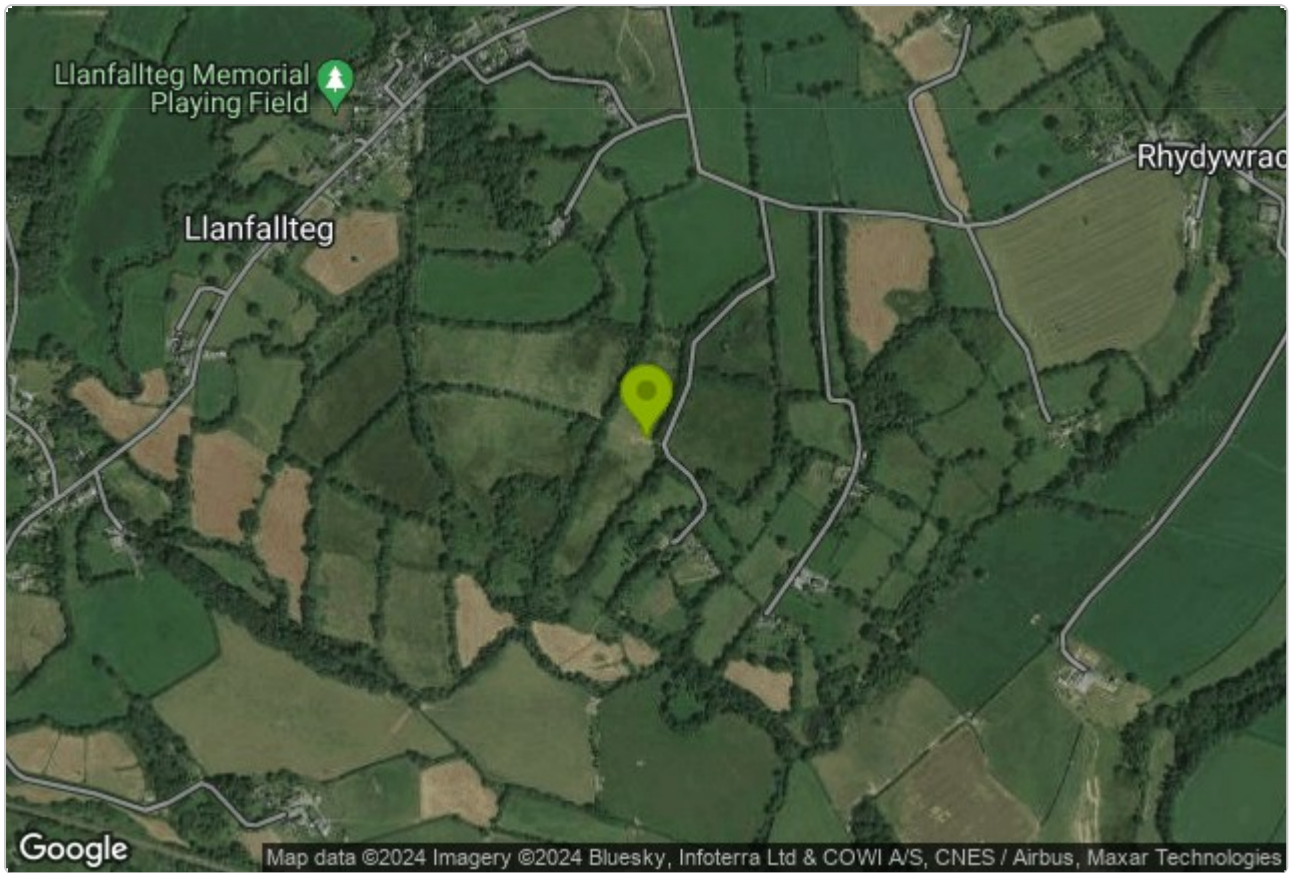
### Tenure

Freehold upon completion.

### Directions

From our Narberth office take the A478 to the Penblewin roundabout and turn signposted St Clears/Whitland on to the A40. Proceed to Llanddewi Velfrey and turn left following the sign posted Llanfallteg, proceed into the village of Llanfallteg, passing the pub on the left hand side, and proceed up the hill leaving the village properties behind you. Take the first right hand turning and then turn down the track on the right hand side as signposted by our

## 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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com