



Land adjoining Ger-Y-Nant, Meidrim, SA33 5QW

Offers In The Region Of £50,000

Small parcel of land extending to 4.01 acres or thereabouts

Mainly laid to pasture and suitable for both grazing and cropping purposes

Bordering the Afon Dewi Fawr and boasting significant environmental appeal

Accessible location in the heart of the village

Situation

Conveniently located in the heart of the small village of Meidrim which offers a range of local amenities, including public house, junior school, church etc., whilst the small town of St Clears lies 3 miles or so distant and provides a wider range of services and amenities which cater for all day to day needs. The county town of Carmarthen lies 9 miles distant and offers a comprehensive array of commercial, educational and recreational facilities.

Directions

From the direction of St Clears proceed along the B4299 into the village of Meidrim taking a left hand turn signposted 'Trelech/Newcastle Emlyn', proceed along this road taking the next right hand turning into Ger Y Nant and the gateway will be seen at the end of the estate road.

what3words ///clouding.rested.glidens

Description

A level single enclosure extending to 4.01 acres or thereabouts, mainly laid to pasture and suitable for both grazing and cropping purposes. The land has the benefit of good access from the estate road and offers an excellent opportunity to acquire a small parcel of land that offers significant environmental and amenity appeal. Bordering the Afon Dewi Fawr the land is currently used for cropping purposes and 0.43 acres or so of woodland is located towards the northern boundary. An opportunity not to be missed.

Services

None are connected to the land.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Public Footpath: Crosses the wooded area of the land.

General Remarks

Ideally suited to those looking for a small parcel of land that offers versatility and significant environmental and conservation appeal yet being suitable for cropping or grazing purposes.

Anti Money Laundering and Ability To Purchase

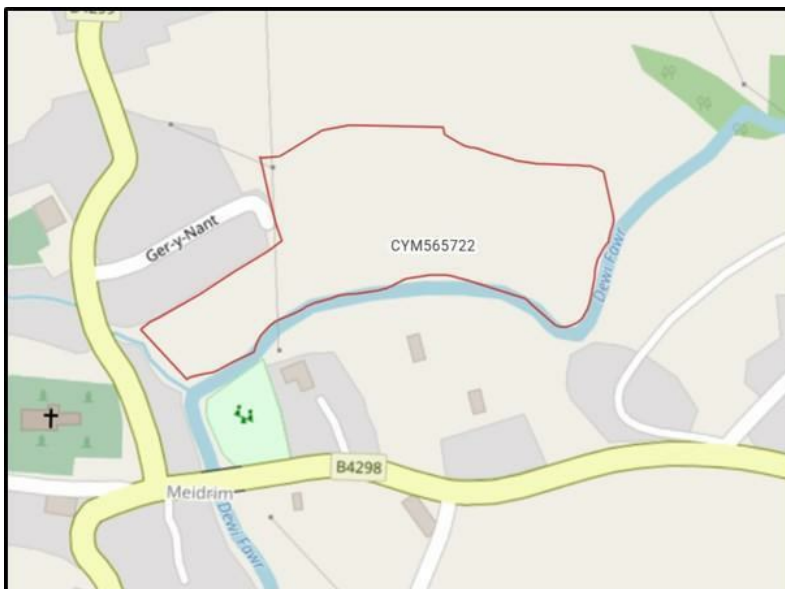
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Land Plan - For Identification Purposes Only



Location Plan



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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