



Offers In The Region Of £350,000



Land At Garreg Felin, Henllan Amgoed, SA34 0RY

Approximately 35.68 Acres of good clean agricultural pasture land, ideal for general grazing and haylage/silage, situated conveniently between the villages of Llanboidy, Cefn-y-pant and Login, within West Carmarthenshire. The land is well fenced and has right-of-way access for livestock and machinery.

Land Plan



Situation

Please see the below map for identification. The land is situated with access from the council maintained road which leads down a shared track, via legal right-of-way. to the land for sale.

sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Utilities & Services.

Services -

Electric: N/A

Water: N/A. The seller has informed us there are two natural water drinking spots.

Drainage: N/A

Local Authority: Carmarthenshire County Council

Tenure: Freehold and available with vacant possession upon completion.

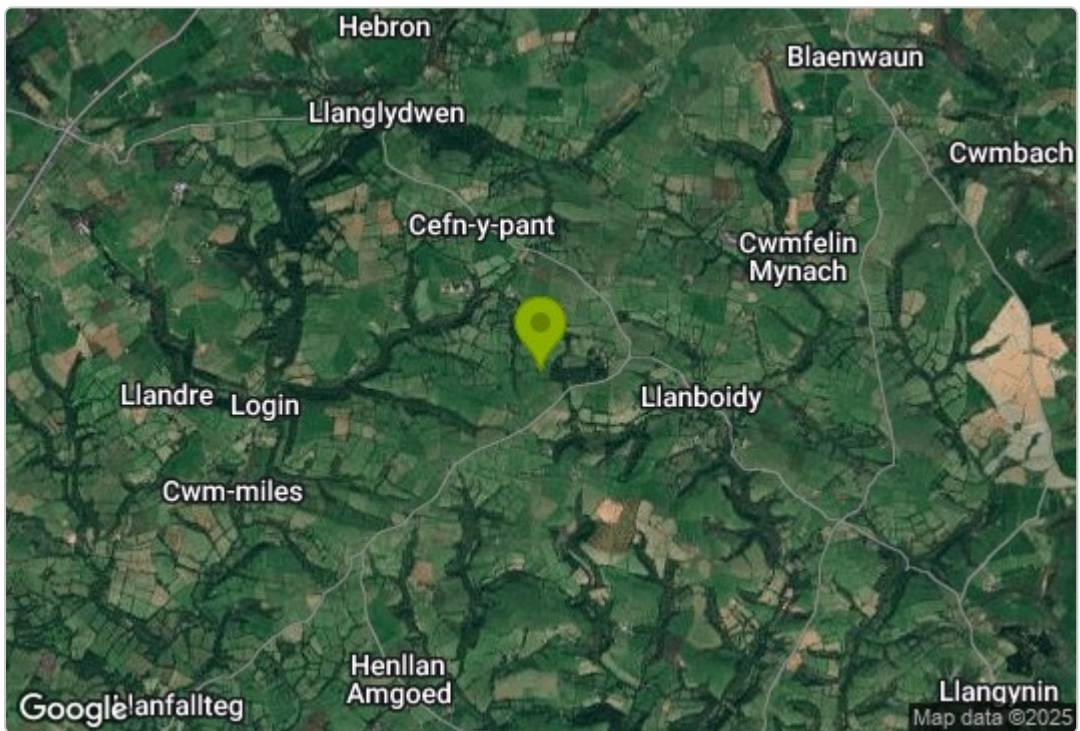
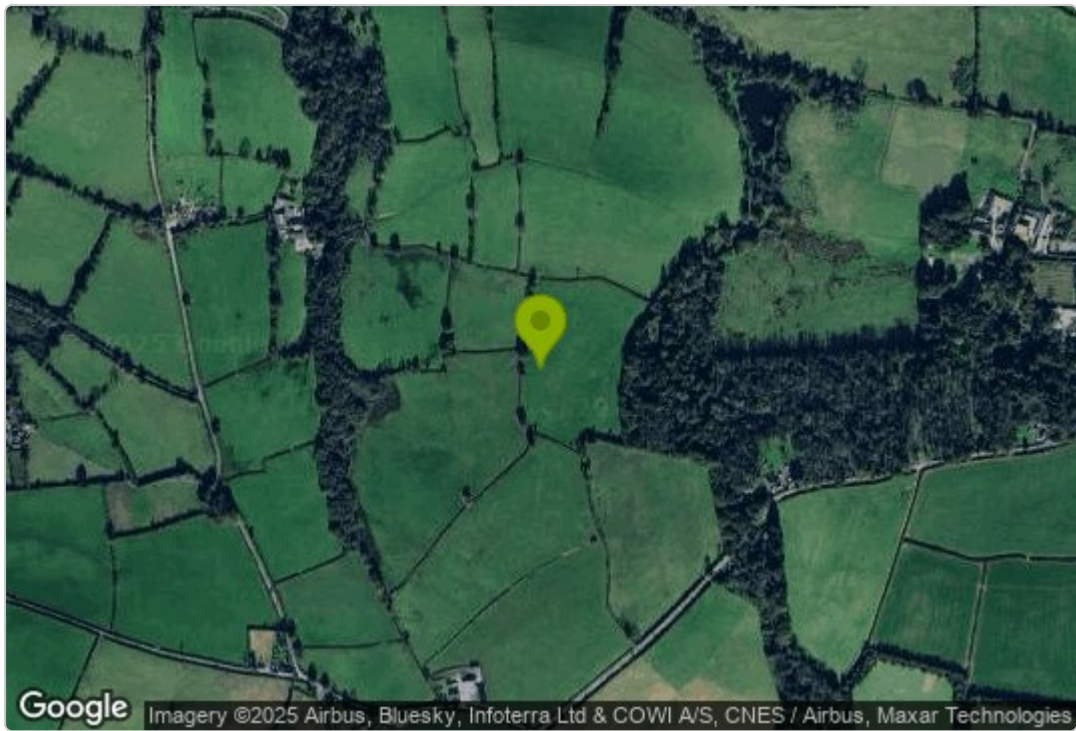
What Three Words: ///moved.dolls.polo

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

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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