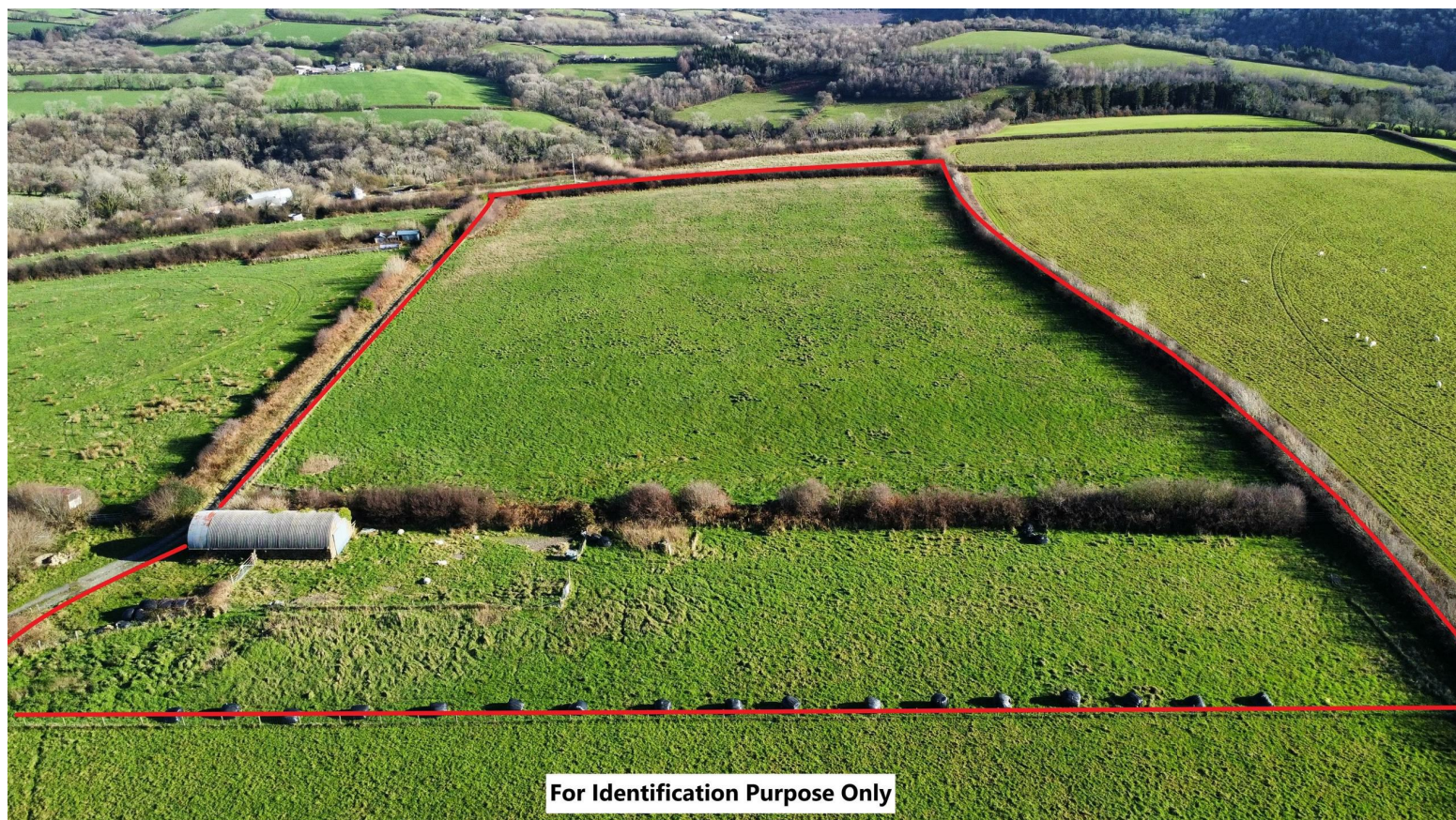




8.4 Acres Of Land, Llanycefn, SA66 7XT

Offers In The Region Of £85,000

An excellent parcel of grazing land, measuring approximately 8.4 acres altogether, situated between the villages of Llanycefn and Llandilo. The land comprises a fenced level field with adjoining paddock and small barn. We understand from the seller that mains water and electric are served to the land but require connection. Access to the land is via a shared private track.

Situation

The land is situated in the village periphery of Llanycefn, found within the middle of the coastal county of Pembrokeshire. The land is set roughly 30 meters down a shared private track, accessed off the Llanycefn to Llandilo road.

Planning Status

The land is classed as agricultural land only.

Directions

From the town of Narberth, take the B4313 road towards Maenclochog, turning right signposted for Llanycefn. Once at the 5 junction crossroads, take the road signposted for Llandilo. Travel until reaching a small thatched cottage on the left hand side, which is immediately opposite the shared track leading to this land.

Utilities & Services.

Services:

Electric: In situ but not connected.

Water: In situ but not connected.

Drainage: None.

Local Authority: Pembrokeshire County Council

Tenure: Freehold and available with vacant possession upon completion.

What Three Words:

Roadside Entrance - `///tested.torched.prettiest`

Land - `///rinsed.clogging.comically`

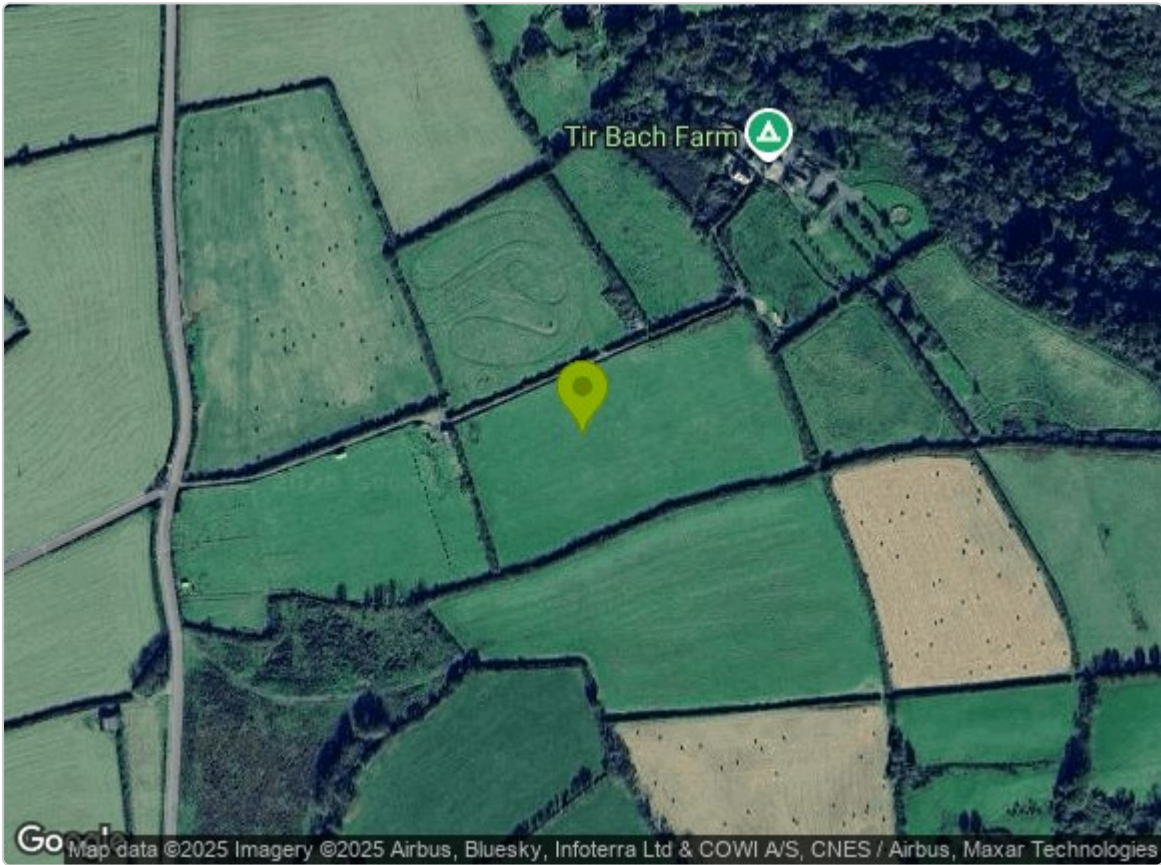
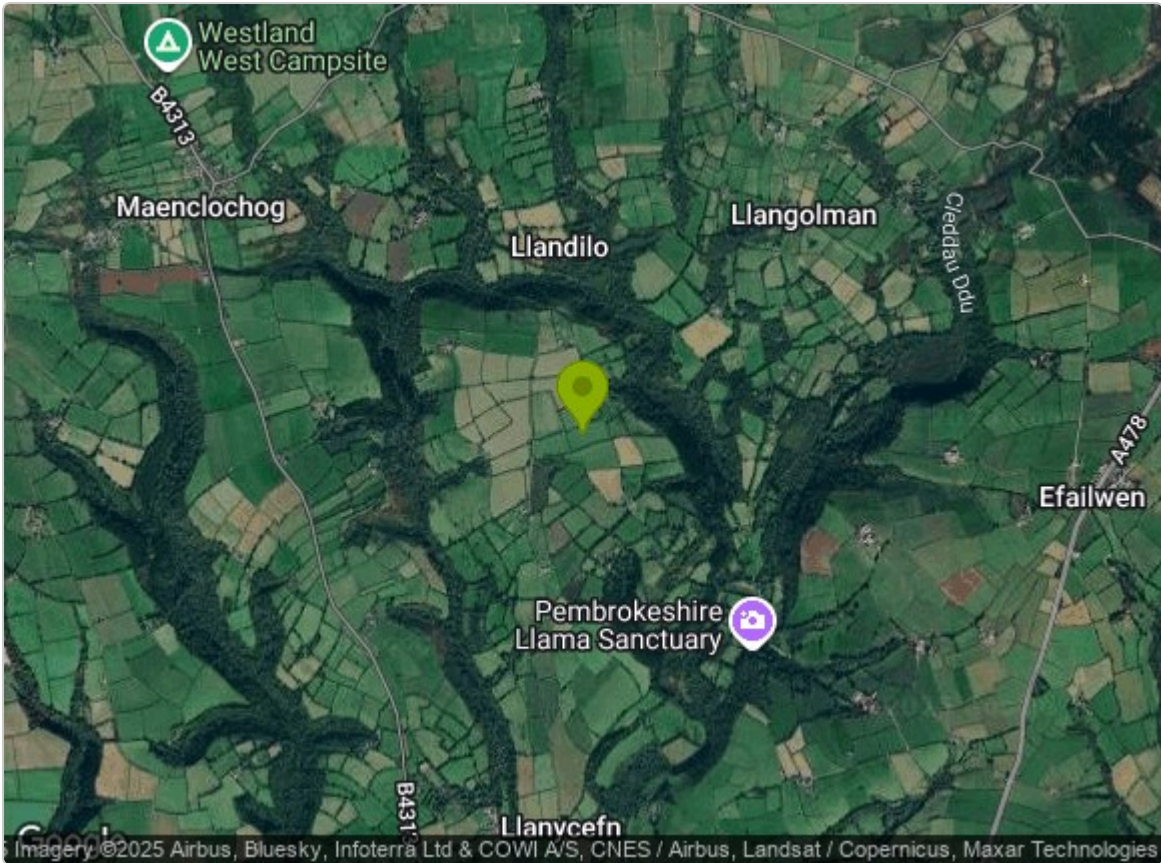




For Identification Only



Area Maps



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

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