

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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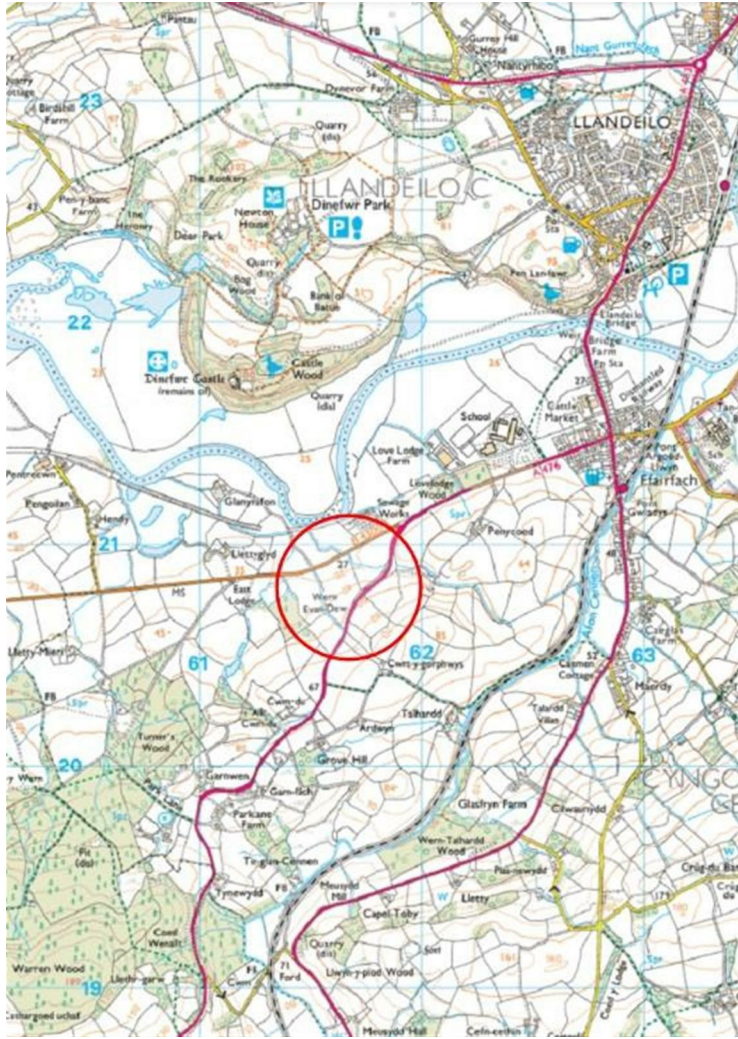
**Land Formerly part of Cwrt Y Gorffwys Golden Grove, Golden Grove, Nr Llandeilo,
Carmarthenshire SA22 8NN
Offers Around £196,000**

***** GUIDE PRICE £7,000 PER ACRE*****

AN ATTRACTIVE PARCEL OF 28 ACRES OF LAND NESTLING IN THE TOWY VALLEY ONLY 1 MILE FROM LLANDEILO WITH EXTENSIVE ROAD SIDE FRONTAGE AVAILABLE AS A WHOLE OR IN UPTO 3 LOTS.

WITH DELIGHTFUL SCENERY LOOKING TOWARDS DINEFWR CASTLE AND THE TOWY VALLEY THIS LAND IS IDEAL FOR THOSE LOOKING FOR PONY PADDOCKS/AMENITY LAND OR FOR CONSERVATION/AFFORESTATION.

LOCATION



Located in the picturesque Towy Valley with views towards Dinefwr Castle the land fronts on to two roads both the A476 and the B4300 towards Carmarthen and is only one mile from Llandeilo, a popular destination town in the mid reaches of the Towy Valley.

DESCRIPTION



An attractive parcel of land extensively grazed in recent years and laid to pasture with an area of mature woodland in Lot 1. The land is available as a whole or in up-to 3 lots for those looking for smaller parcels of amenity lands.

Lot 1



A parcel of some 7.67 acres located just west of the junction of the Golden Grove road being mainly pasture with an area of mature woodland for shelter and amenity/conservation purposes.

Lot 2

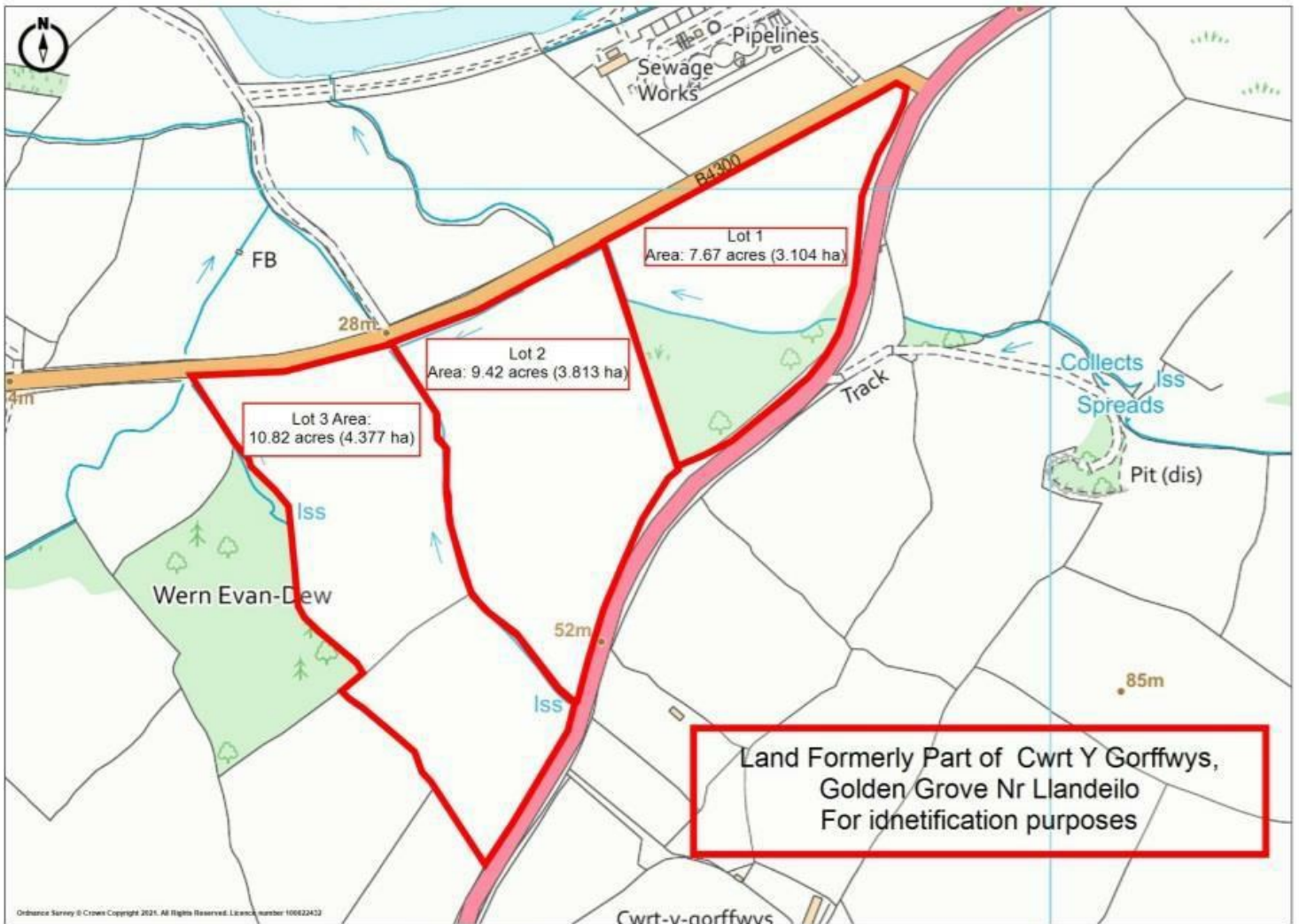


An attractive parcel of some 9.5 acres of level to very gently sloping land with views over the Towy valley and towards Dinefwr castle, the land is accessed from both roads for ease of access.

Lot 3



The largest parcel of nearly 11 acres divided into two enclosures again with frontage and gates on to both roads.



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Plotted Scale - 1:5000. Paper Size - A4



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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