

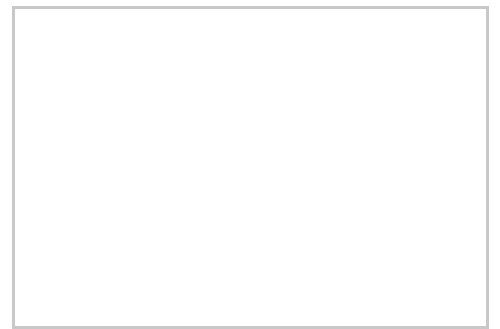
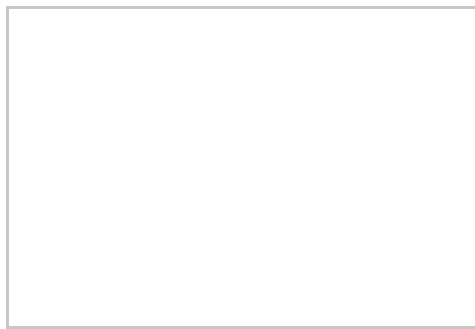
EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Lot 2, Land at Edwinsford Edwinsford, Llansawel, Llandeilo, Carmarthenshire, SA19 7HZ

Guide Price £70,000

A lovely riverside meadow adjoining the Rover Cothi in the mid reaches of the picturesque Cothi Valley between the villages of Talley and Llansawel.

This area of land is level with access off a shared hard based lane.

Location



Please note the River Cothi and associated fishing rights are not owned by the land

Well positioned nestling in a sheltered valley location lying approx 90m above sea level with access from the B4302 Talley to Crug y Bar Roadway and also the B4337 Edwinsford to Llansawel road.

Located in the mid reaches of the productive Cothi Valley and forming part of the Cothi river meadows.

Description.

A PRODUCTIVE PARCEL OF LAND IN A NOTED AGRICULTURAL LOCALITY BEING IDEAL FOR GRAZING OR SILAGE MAKING PURPOSES AND FOR OVER WINTERING OF SHEEP IN THIS FAVOURED SHELTERED VALLEY SETTING.

AN IDEAL ADDITION TO A LARGER FARM OR INDEED FOR AMENITY PURPOSES

The land is divided onto two areas by the River Cothi and provides:

LOT 2



A parcel of some 7 acres of land forming part of the River Cothi Meadows to the North of the river with access form the B4337 Llansawel to Talley roadway via a shared hard based track.

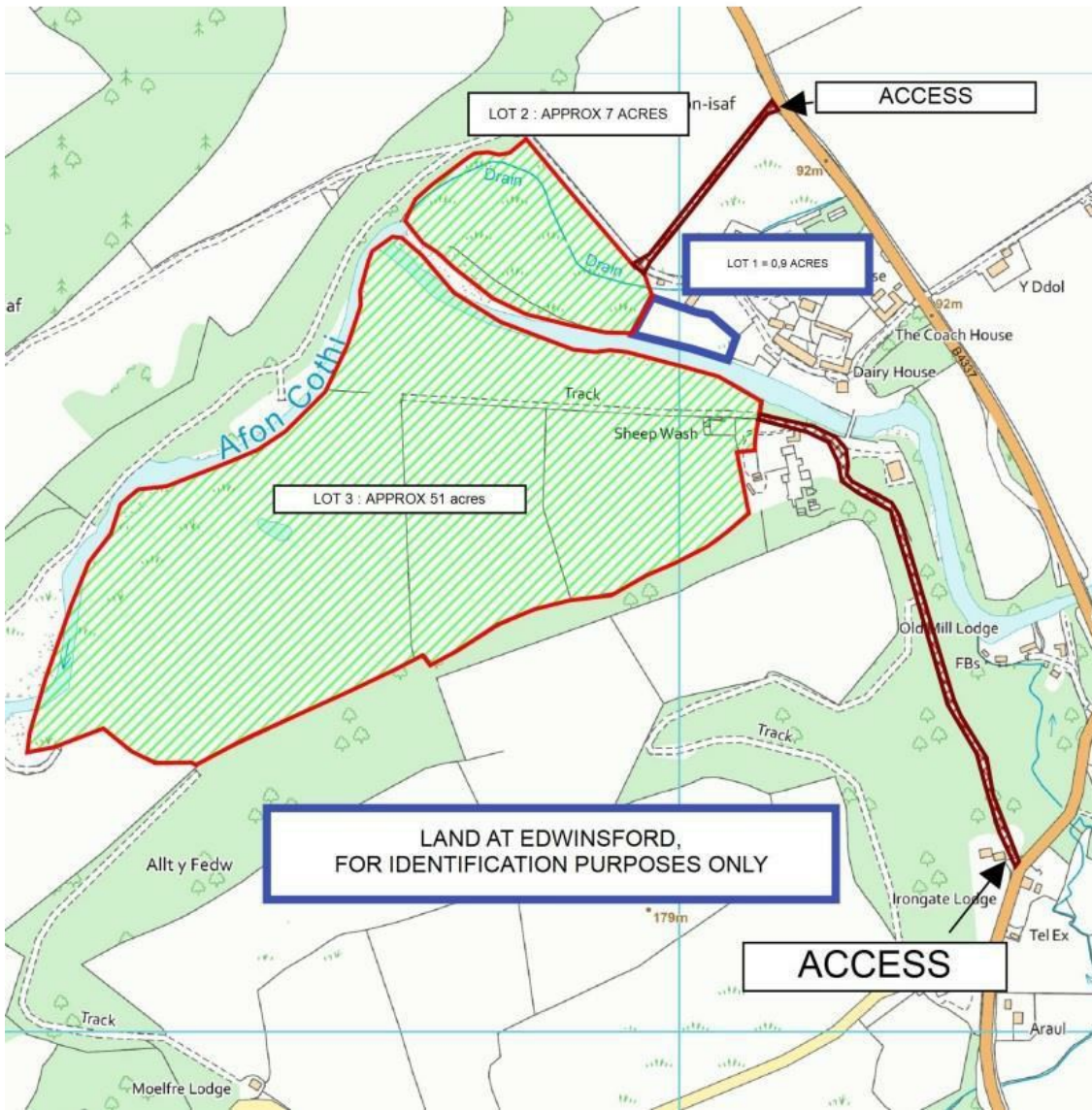
PLANS

Plans for marketing purposes are provided for "identification purposes" only. Land registry plans are available if required.

VIEWING

The lands may be viewed at any reasonable time, but please note there is livestock grazing the land, therefore please take care and close any gates.

PLEASE NOTE



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,