

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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Land part of Tynrheol Ffarmers, Llanwrda, Carmarthenshire, SA19 8JW

Asking Price £250,000

A well located parcel of Approx. 19.5 acres of productive pasture land together with a useful building. A renowned parcel of land divided into good sized enclosures, all dry, healthy pasture paddocks being well fenced together with a range of barns. and with river frontage.

Location



Attractively located in rural surroundings on the outskirts of the rural community of Ffarmers with basic amenities, some 6 miles from Lampeter, being the main service centre in the locality. The area is renowned as a productive agricultural locality and this parcel of land would suit those looking to purchase extra land for crop growing and to add to an existing farm as well as those looking for a starter unit having the benefit of the outbuilding in situ.

Land



The land is divided into good sized enclosures and is renowned as a dry parcel of inherently productive land. The land is well fenced with stream frontage to part.

Water

There is a private water supply to the land and the barns

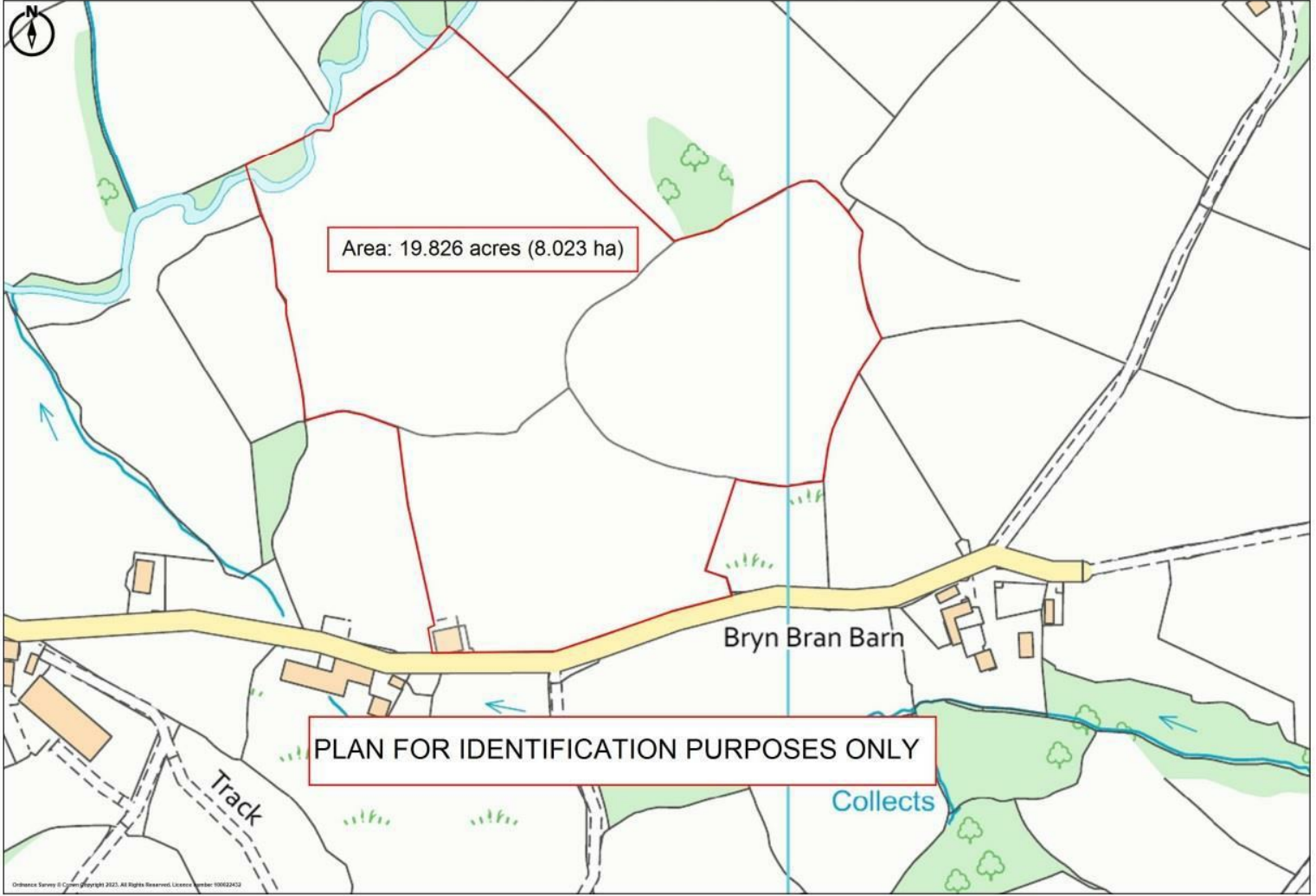
Barns



Useful former Dutch hay barn range with central former silage pit 15' x 13'5". Side Lean-to 50' x 21'6" and further raised side lean-to 50' x 11'7" providing loose boxes.

Directions

From Lampeter take the A 482 out passing Checkpoint Garage taking the next second left hand turning signposted Ffarmers, continue into the village and in the village take the 1st right hand turning onto a no-through road, follow this road past three properties and the land is opposite Tynrheol and be found on the left hand side of the road as identified by the agents for sale board.



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 (CO₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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