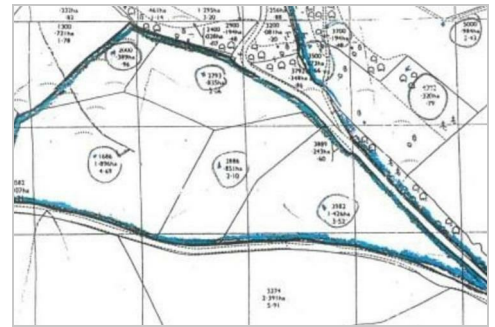


39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)**



## Land formerly part of Moelifor Talgarreg, Llandysul, Ceredigion, SA44 4XF

**Asking Price £90,000**

A parcel of some 13 acres of land in a convenient location in a noted agricultural region close to the coast. Divided into two fields with extensive roadside frontage onto the Synod inn to Gorsgoch roadway and return frontage to the road leading back to Pencae.



## Location



Located at grid reference SN 435530 some 2 miles north of the village of Talgarreg approximately 2.5 miles inland from the community of Synod Inn located on the A487 trunk road and some 7 miles south of Aberaeron.

## Description



A parcel of generally sloping land divided into 2 enclosures in a generally sheltered valley setting.

A block of some 13 acres off set across the road to the entrance of Moelifor being sloping to level in nature with extensive roadside frontage to both sides and fronting the Synod Inn to Gorsgoch roadway.

## Directions

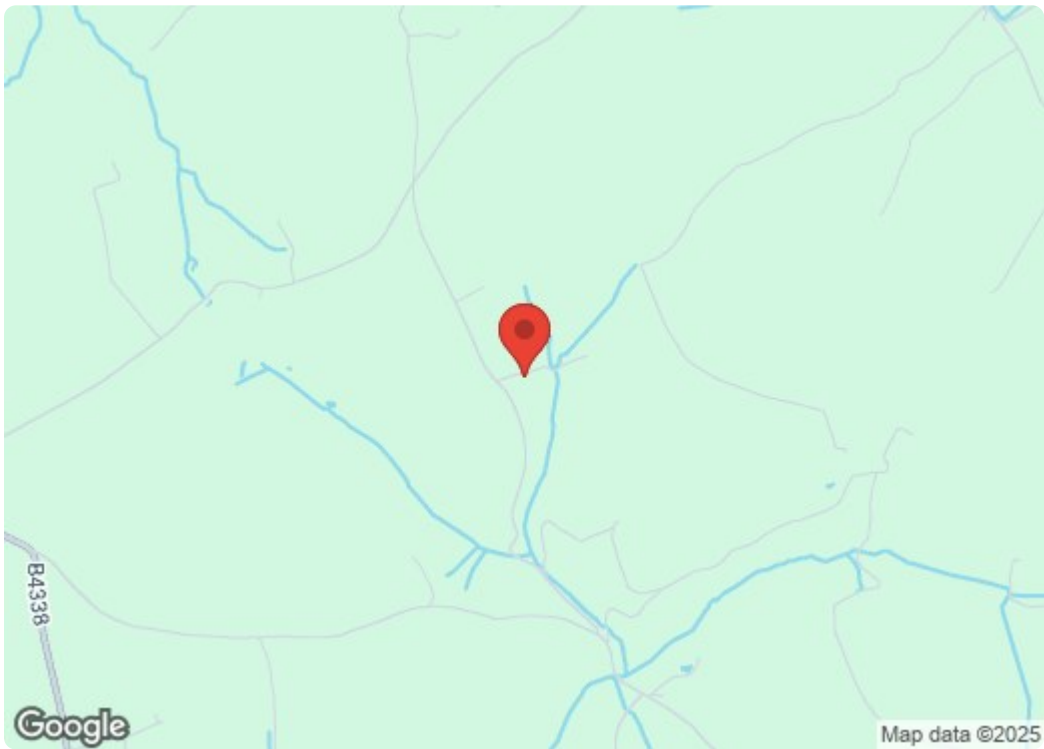
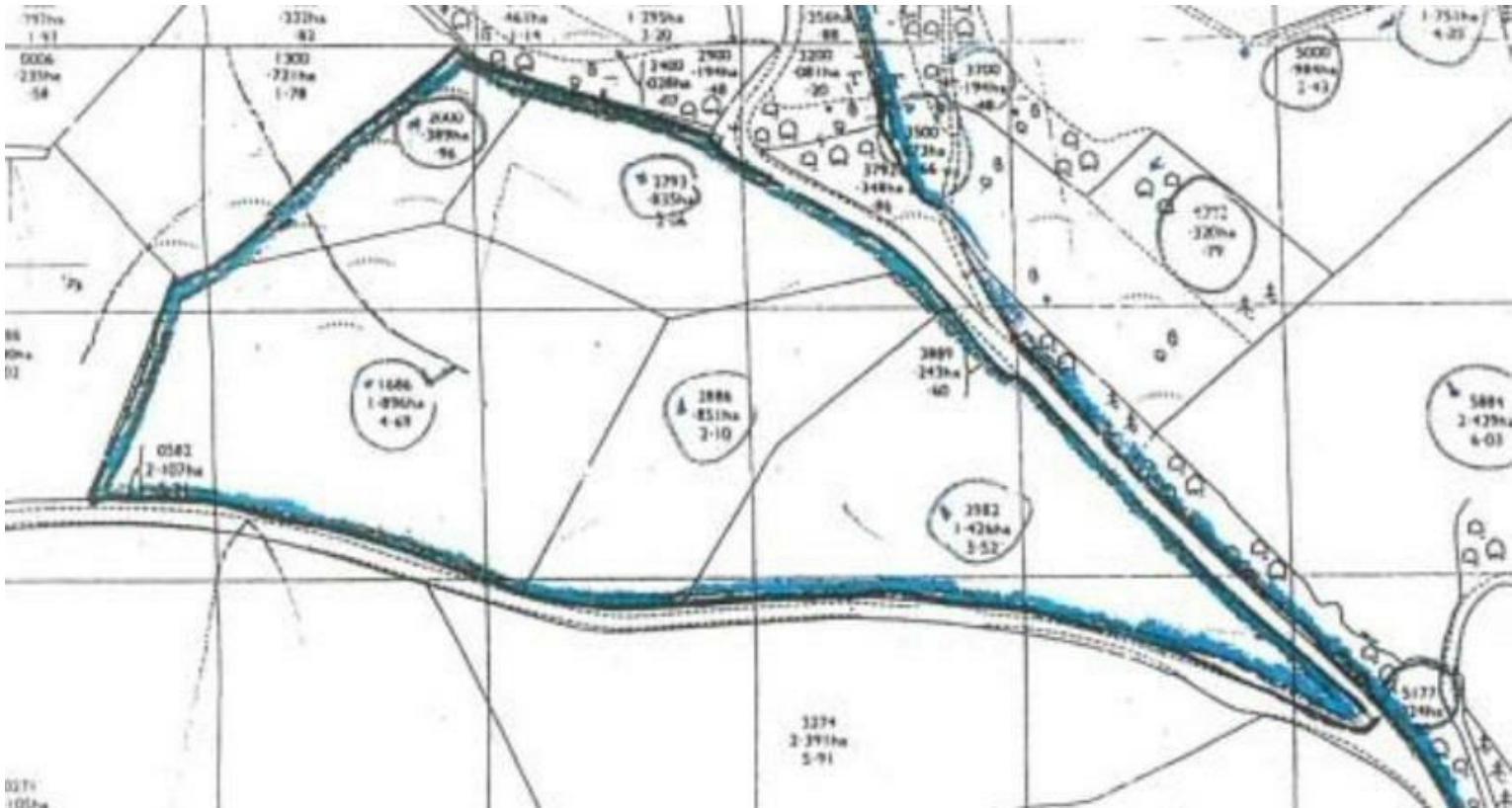
From Aberaeron take the A487 south to Synod Inn turning left and immediately left again towards Talgarreg and continue for approximately 1 mile and on the sharp right hand bend continue straight on towards Gorsgoch and on descending a hill take the first sharp left hand Turning the entrance is on the Left handside.

## Services



We are informed there is water form natural sources for livestock drinking purposes

No electricity.



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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		100
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,  
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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.,