

**Accommodation Land Adj to 47
Upper Colbren Road
Gwaun Cae Gurwen
Ammanford
Carmarthenshire.
SA18 1HR**

Price **£42,000**



- Accommodation land approximately 2.41 acres
- Partly fenced and gated
- Common land (Registration Number CL25A)

General Description

We have the pleasure in offer for sale accommodation land of approximately 2.41 acres adj to 47 Upper Colbren Road located in the village of Gwaun Cae Gurwen close to local amenities and approximately 6 miles from Ammanford town centre and further amenities and 7 miles to junction 49 of the M4.

Upper Colbren Road, Gwaun Cae Gurwen, Ammanford, Carmarthenshire.

Property Description

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The accommodation land which amounts to approximately 2.41 acres has access from Upper Colbren and comprises a flat pasture field with the Nanthir forming Southern boundary and running through part of the Eastern area. The land is considered ideally suitable for the usual SMALL HOLDING ACTIVITIES - keeping Horses/Ponies/Sheep/Cattle etc.

Valuable Grazing Rights are registered on Gwauncaegurwen/Penllerfedwen Common for two Cattle or two Horses or ten Sheep or a combination thereof (Registration Number CL25A).

CTFRL

Agents Note

According to Natural Resources Wales there is a risk greater than 3.3% of flooding from rivers, however there is no known history of flooding in the area.

There is Japanese knotweed on the land but we are informed by the vendor that there is a treatment plan in place.

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, (public or private),

light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables drains, water and gas and other pipes whether referred to in these details or not.

Plans, Areas, Schedules, Measurements

A copy of the plan is attached for identification purposes only . The purchasers shall be deemed to have satisfied themselves as to the description of the property . Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Health & Safety

Given the potential hazards of rural property we ask you to be as vigilant as possible for your own safety when making your inspection.

Services

Tenure

Freehold

Council Tax

Not Specified

Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Proceed through the villages of Glanamman, Garnant and over the railway crossing in Gwaun Cae Gurwen. Take a left into Upper Colbren Road where the property can be found on the right hand side.



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.