



Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers

12 Offices Across South Wales

**Land at Crugybar  
(CYM878676)  
Llanwrda  
Carmarthenshire. SA19 8SG**

Price **£133,500**



- Improvable Pasture/Grazing Land Amounting to 18.5 Acres or thereabouts
- Access from the roadside
- Suitable for both agricultural, equestrian or amenity interest
- Open Barn & Timber Store
- Title No. CYM876676
- Ideal Nature Conservation or Personal Enjoyment

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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**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](mailto:surveys@ctf-uk.com).

**General Description**

Parcel of improvable pasture/grazing land amounting to approximately 18.5 acres with open barn and timber store shed with river boundary. Ideal for Equestrian Use.

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## Crugybar, Llanwrda, Carmarthenshire.

### Property Description

On the outskirts of Crug Y Bar, this parcel of amenity/pasture land amounting to approximately 18.5 acres with useful open barn and store shed.

The land would suit purchasers with both agricultural or equestrian interest.

Escape to nature with this rare opportunity to own 18.5 acres of unspoilt amenity/pasture land with a river boundary. A perfect sanctuary for wildlife and bird enthusiasts with useful open barn and store shed.

The land is situated in the Cothi Valley between Brechfa Forest to the South West and the Cambrian Uplands to the North East, approximately 2 miles from Crug Y Bar Village. Good roadside access and a short lane to the highway. Llandeilo and Llandovery are approximately 10 miles away.

CTFRL

**Open Ended Barn (31' 6" x 18' 0") or (9.61m x 5.49m)**

**Storage Shed (15' 5" x 11' 10") or (4.70m x 3.61m)**

Of timber construction.

### Viewing

By appointment with the Agents.

### Services

### Tenure

Freehold

### Directions

From Llandeilo proceed out of the town towards the A40. After the roundabout take the B4302 Talley Road. Continue on this road through Talley towards Crug Y Bar, passing Abernaint- Fawr (farm shop) on the right and take the next right hand turn. Continue along this road and the land will be found on the right hand side.

## Crugybar, Llanwrda, Carmarthenshire.

