

## Land Adjoining Talley Lake

Talley  
Llandeilo  
Carmarthenshire. SA19 7YS

Price £33,500



- Approximately 2.9 Acres of Pasture Land
- Excellent Views
- Fronting Talley Lake
- TITLE NUMBER WA744088
- Fishing Rights



### General Description

Approximately 2.9 acres or thereabouts of pasture land frontage onto Talley Lake with excellent views, good road frontage.

**EPC Rating: C80**

## Property Description

The placing of this block of land on the open market represents a fine opportunity to acquire a well placed, pleasant field with frontage on to Upper Talley Lake.

The entrance is slightly set back and fronts directly onto the country road. The land benefits from picturesque views across the lake towards the famous Abbey and St Michael's Church. The land is slightly sloping towards the lakeside and benefits from a number of juvenile native trees that have been planted by the current owners along its boundaries.

Whether you require grazing land or are a conservationist, nature photographer or simply seeking peace and tranquility, this block of pasture land is a perfect retreat on the boundary of Talley Lake.

CTFRL

## Services

### Tenure

Freehold

### Council Tax

Not Specified

## Directions

From Llandeilo continue out of the town passing the Petrol Station on the left hand side. Continue to the roundabout and take the A40. Turn left onto the B4302 Talley Road and continue through Talley Village passing the former Edwinsford Arms on the right hand side. Continue past Langwm Cottage and the access way to the land will be found on the left hand side.



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## Professional Services

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