



[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE  
Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: [llanybydder@evansbros.co.uk](mailto:llanybydder@evansbros.co.uk)



**Land lying to the North-East of Newgate Maesycrugiau, Pencader, SA39 9DN**

**Asking Price £35,000**

An excellent opportunity to acquire approximately 4 acres of level pasture land situated in a picturesque rural setting - Maesycrugiau, in the heart of the Carmarthenshire countryside. Benefiting from good roadside access, the parcel offers versatility for a range of rural and recreational uses, subject to any necessary consents. Ideal equestrian land etc.

**\*\* GUIDE PRICE - £35,000 - £40,000 \*\***

## LOCATION



Situated adjoining a quiet council bye road circa 2 miles from the market town of Llanybydder. 8 miles from Lampeter, 15 miles north of Carmarthen.

## DESCRIPTION



The level nature of the field, together with its attractive rural location, makes it equally appealing for livestock grazing, hobby farming, or those seeking a manageable parcel of land in a peaceful countryside setting.

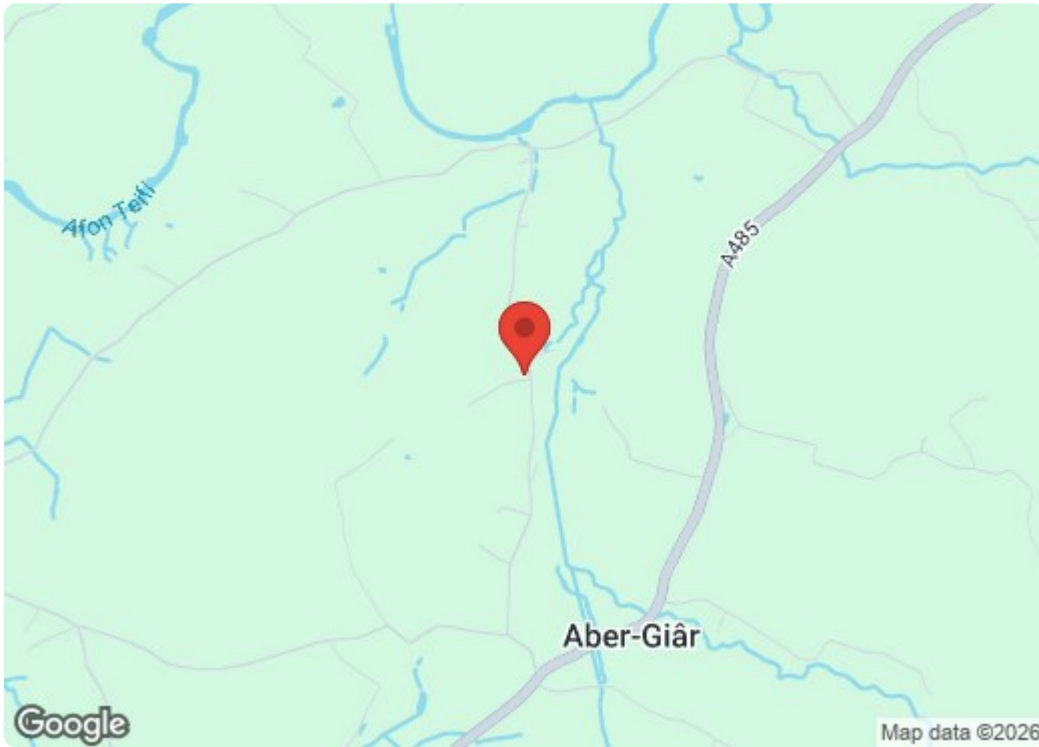
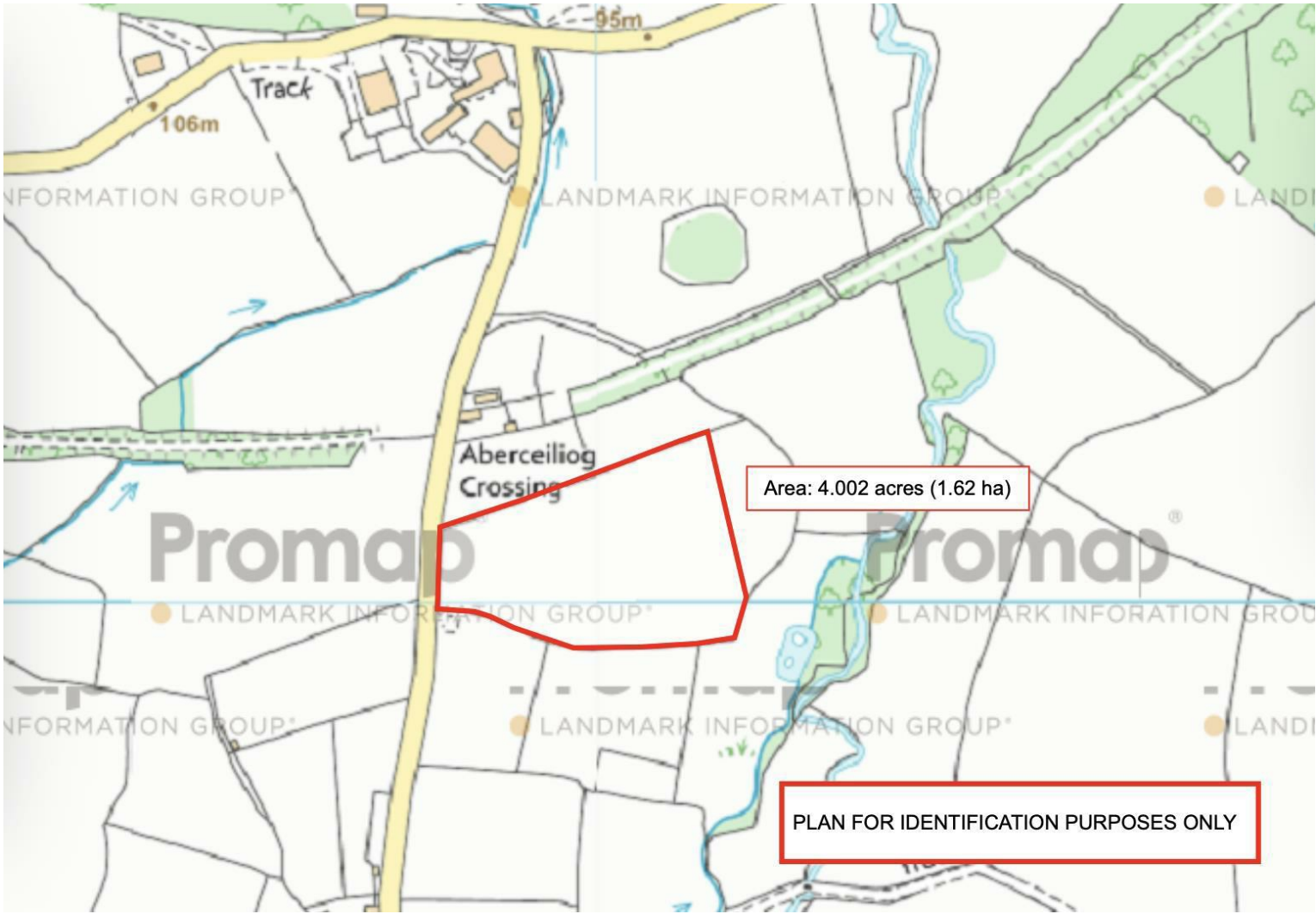
## VIEWING

At any reasonable time by prior appointment through the selling agent

## DIRECTIONS



What3Words: probably.cavalier.paradise



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



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
Tel: (01545) 570462