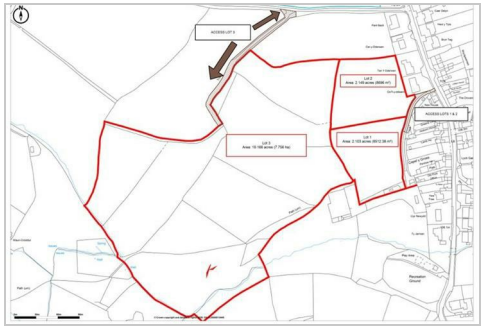
EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS Established in 1895
39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: **(01570) 422395** Fax: (01570) 423548 **Website: www.evansbros.co.uk**









LOT 3, Land to the west of Cwm House Cilycwm, Llandovery, Carmarthenshire, SA20 0SS

Guide Price £150,000

An excellent opportunity to acquire a versatile range of agricultural and lifestyle land situated on the edge of the popular village of Cilycwm, in the heart of the Upper Towy Valley. Offering productive pasture, small paddocks and an established pop-up glamping site, the land presents considerable appeal to farmers, equestrian purchasers, lifestyle buyers, investors and those seeking leisure or tourism opportunities.

– Approximately 19.17 acres of productive pasture land divided into eight enclosures with natural water supply.

Guide Price: £180,000

Location

Situated in the heart of the picturesque rural village of Cilycwm, this property enjoys an enviable setting surrounded by the stunning landscapes of the Upper Towy Valley. The village offers a welcoming community atmosphere, a historic church and village hall making it an ideal location for those seeking a peaceful countryside lifestyle.

Despite its tranquil setting, Cilycwm is just approximately 3 miles from the historic market town of Llandovery, which provides a comprehensive range of everyday amenities including independent shops, supermarkets, cafés, restaurants, schools, a medical centre and a railway station on the scenic Heart of Wales Line.

The area is renowned for its outstanding natural beauty and outdoor pursuits. The spectacular Llyn Brianne Reservoir and Dam is only a short drive away, offering breathtaking scenery, walking and cycling routes, wildlife watching and some of the finest dark skies in Wales. Nearby attractions also include Cwm Rhaeadr Waterfall, Dolaucothi Gold Mines, Cynghordy Viaduct, the dramatic landscapes of the Cambrian Mountains, making this an exceptional base for exploring the very best of Mid and West Wales.

The land



Extending to approximately 19.17 acres, this productive block of pasture land occupies a sought-after position on the edge of the popular village of Cilycwm, within the renowned agricultural landscape of the Upper Towy Valley.

Divided into eight enclosures the majority well fenced and with a secure stock proof boundary and benefiting from a natural water supply.

The land has been utilised for both grazing and fodder production, offering good-quality agricultural pasture. Access is provided via a lane leading from the public highway, as shown on the sales plan.

The land presents an excellent opportunity for farmers wishing to expand their existing enterprise, as well as those seeking to establish a smallholding or equestrian property in a convenient village location. Combining accessibility, versatility and productive pasture, this is an attractive parcel suited to a wide range of agricultural, lifestyle and rural business interests.

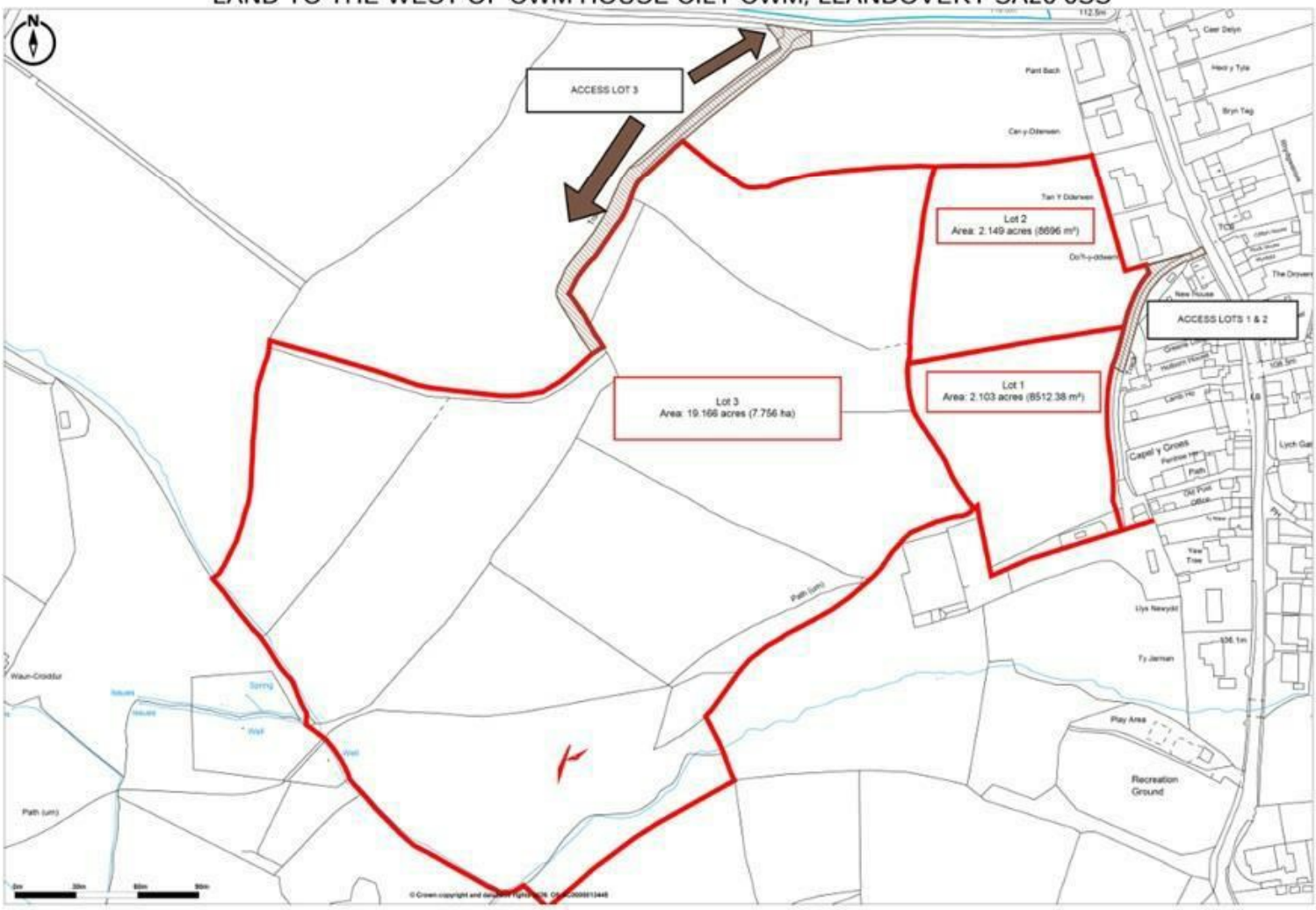
Services

There is a shared mins water connection to the property.
No mains electricity and drainage are connected to any of the lots

Directions

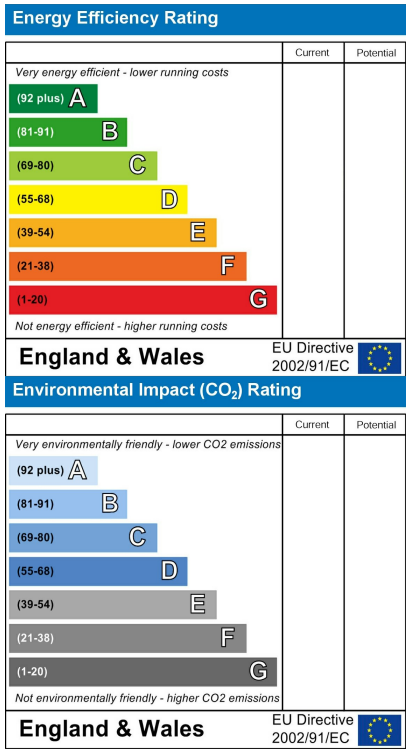
What3words: trickster.squish.shaped
This will bring you to the entrance to the lane leading to the land.

LAND TO THE WEST OF CWM HOUSE CILY CWM, LLANDOVERY SA20 0SS



Promap © Crown copyright and database rights 2026. OS AC0000813445





EVANS BROS.

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

EVANS BROS.

MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444

EVANS BROS.

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.,