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Land at Coed Y Foel Prengwyn, Llandysul, SA44 4LS

Asking Price £625,000

A productive parcel of approx 43.6 acres of grazing land in a noted agricultural locality, divided into convenient enclosures with wide gated access off a council roadway. The land is accessible to a large surrounding area and would be an ideal addition to an existing enterprise.

Location



Located in a noted agricultural locality between Prengwyn & Llandysul with the Coed y Foel nature reserve a short distance away providing walks through lovely broadleaf woodland with a stream and beautiful views. Only approx 1 mile from the local village of Prengwyn & some 2.5 miles North of the the popular town of Llandysul.

Description

A rare opportunity of purchasing a large block of agricultural land being ideal for grazing purposes in one convenient block. The land is a mix of fairly level to more sloping pasture land.

Access



The land can be accessed via an adjoining council roadway with a convenient double gated entrance.

Track



Sheep Handling System



Southern Section



The southern section of the land is best accessed via the B4476 council roadway, with convenient wide gated roadside frontage. There is an initial quarried area & sheep handling system upon entry along with a wide track that bisects & services the majority of the southern block which all add to the overall appeal & convenience of the land on offer.

Services

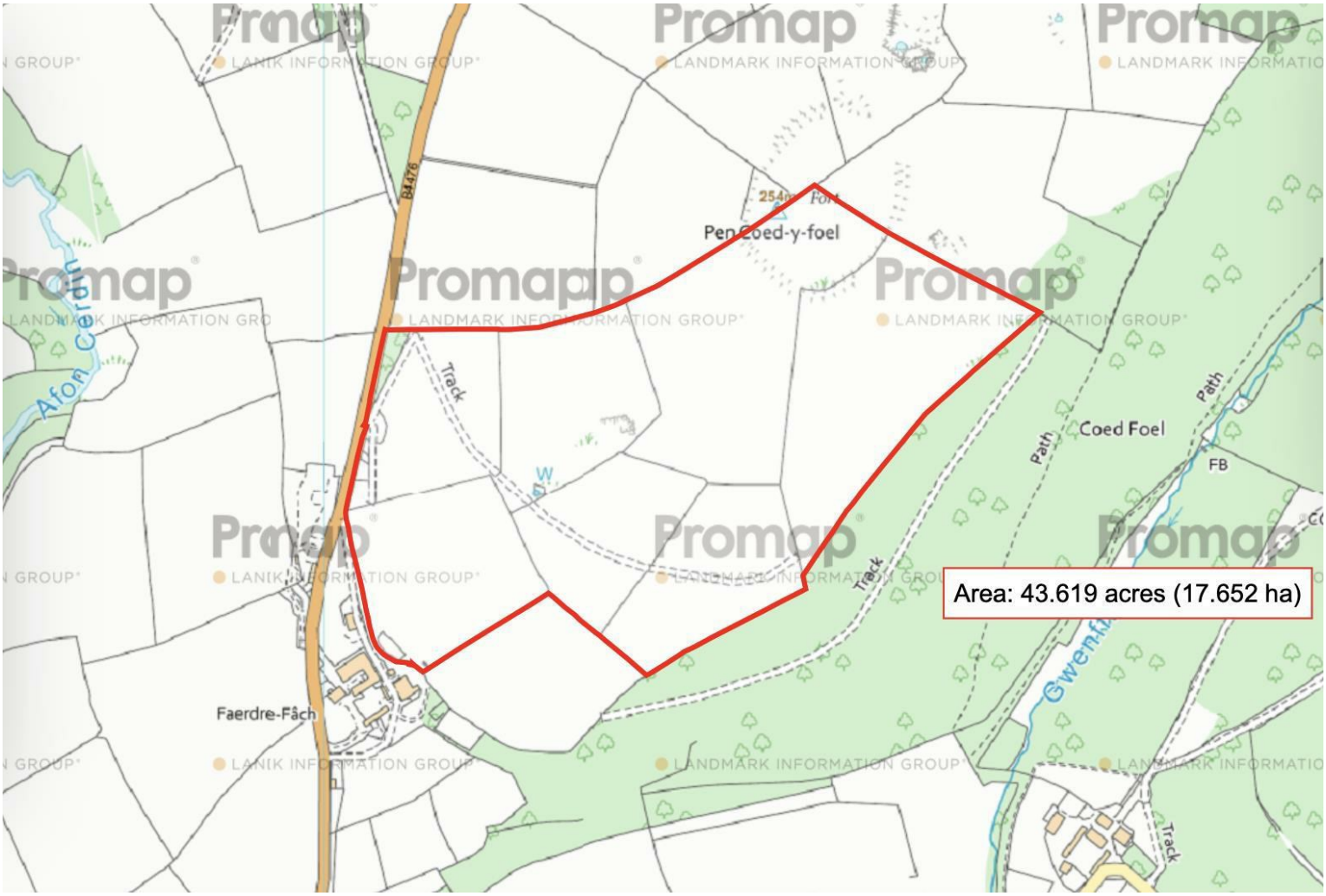
We are informed that there is a shared private water supply to the land.

Directions

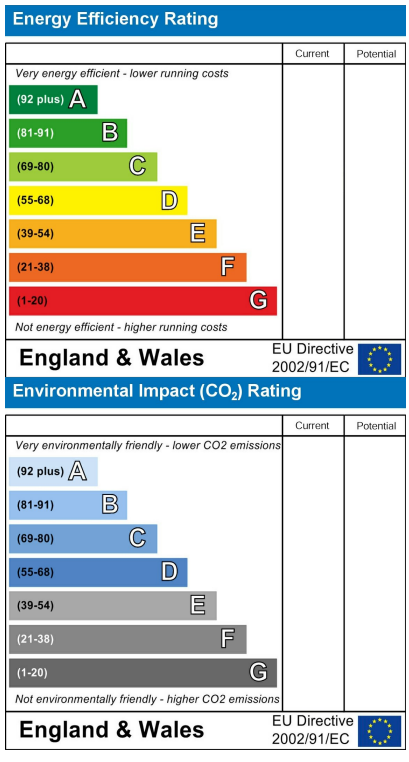


What3Words: kind.escalated.blessing

The land is best approached on the B4476 heading south from Prengwyn towards Llandysul, from the Prengwyn crossroads take the B4476 road south towards Llandysul for approximately 1/2 a mile where you will come to the gated entrance to the land on your left hand side.







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