EVANS BROS.
QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS
Established in 1895
www.evansbros.co.uk OnTheMarket.com
MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk









Land lying to the North-West of Cwmbran Velindre, Llandysul, SA44 5XW

Informal Tender £25,000

An opportunity to own your very own tranquil retreat! A very rare offering of an approx 1.25 acre block of grazing land, conveniently situated on the outskirts of Newcastle Emlyn & Drefach Felindre. This block of land is split into two enclosures ideal for equestrian use etc & benefits from far-reaching country views, roadside access from a council road, gravelled access track, mains water & is stock proof fenced.

Location



The land is attractively positioned with envious views over the open countryside with roadside frontage. Convenient to the popular village of Drefach Felindre, having an excellent range of local amenities including shops, public houses, primary school, places of workship, only approximately 2.7 miles from the Teify Valley destination town of Newcastle Emlyn renowned for its boutique shops, antique shops, cafes, nestling in the Teify valley and also convenient to the larger towns of Lampeter to the north and Carmarthen to the south east.

Description

A well enclosed & convenient block of approx 1.25 acres of grazing land being stock proof fenced with meter mains water tap, gravelled access track & potential for a stock shelter / stables (subject to any necessary consents). This rare offering of land enjoys lovely far reaching views & has some trees planted to the bottom side of the paddock, which with time will provide great shelter for horses, livestock etc.

Timber Store Shed



Viewing



At any reasonable time by prior appointment through the selling agents.

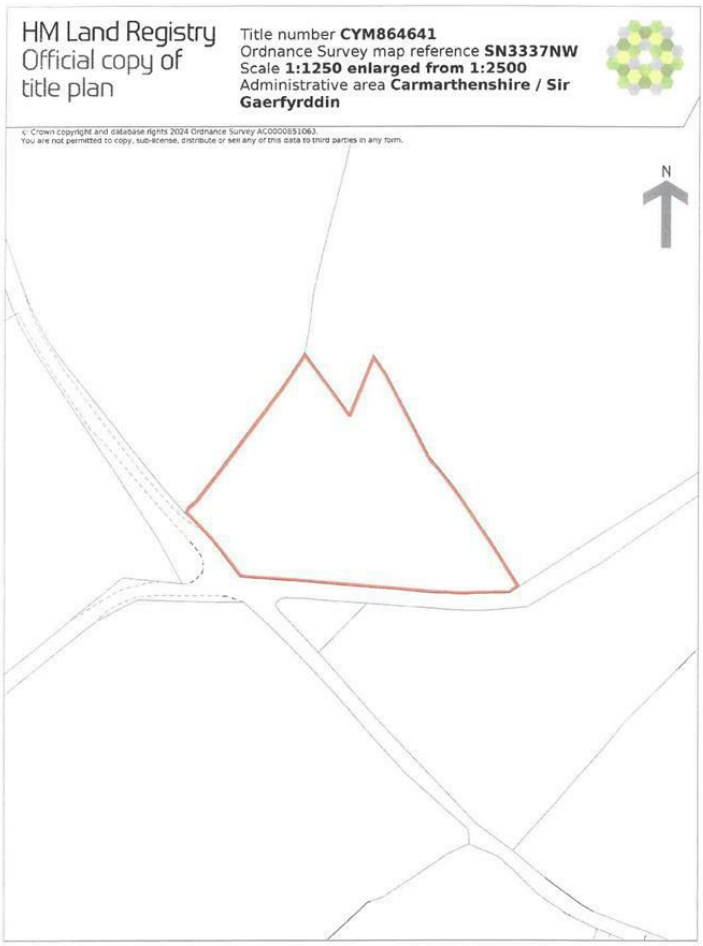
Directions

What3Words: caused.simmer.wolves

Please Note

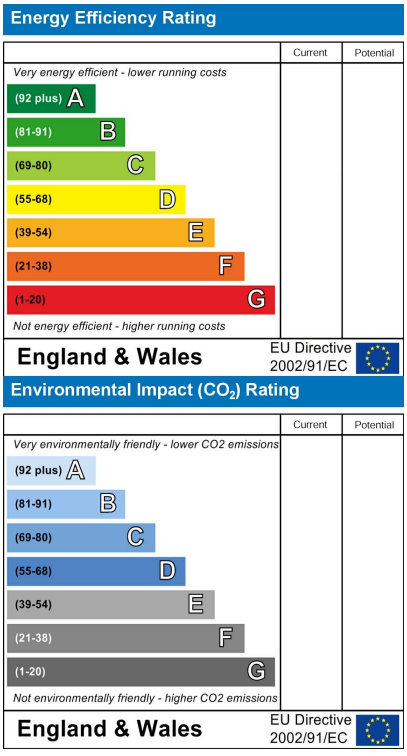
The mineral rights for the land are NOT included & there are restrictive covenants in place on the land.

We also understand that there is an overage clause in place with regards to uplift in value due to potential future development.



This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.





EVANS BROS.

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

EVANS BROS.

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

EVANS BROS.

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

Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,
Introductions only to Zurich Advance Network Ltd., which is regulated by the Financial Services Authority.