WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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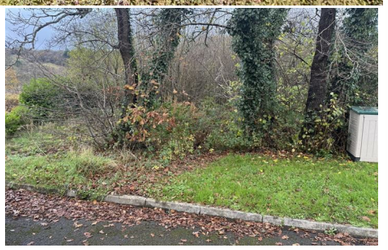

Land at, Caeffynnon Road, Llandybie, Carmarthenshire, SA18 2TH

- **Block of agricultural land.**
- **Freehold**
- **For Sale by Auction**
- **Potential Pony Paddocks**
- **4,38 acres**

Offers In Excess Of £32,000

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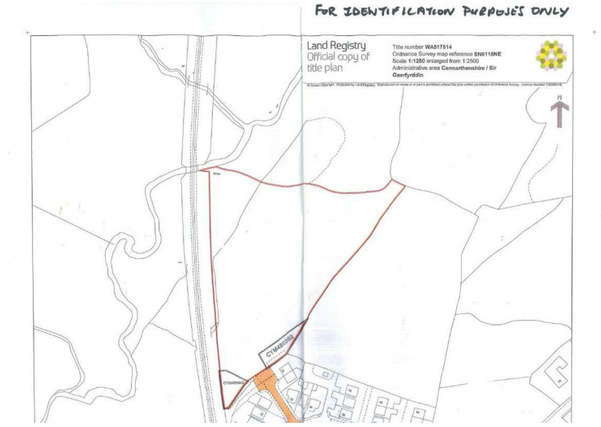
The Agent that goes the Extra Mile

















A block of useful agricultural land extending to approximately 4.34 acres in the charming village of Llandybie, Ammanford, a unique opportunity for those looking to invest in agricultural land/pony paddocks. The land has had some recent clearance work and some parts may be difficult to access and potential purchasers do so at their own risk.

There will be an overage agreement with regard to any residential planning for a period of 25 years and a 50% payment on the increase in value.

The sale of this very useful block of pastureland presents purchasers with a prime opportunity to acquire an attractive parcel of accommodation land which is suitable for a variety of uses. (STPC) Subject to overage agreement.

What 3 Words Garden.Purifier.Devoured



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.