

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Studio Bedroom Land  
Tir Tyddyn Sais Land  
Blaenau Ffestiniog, LL41 4UP

£240,000

[www.lwhproperty.com](http://www.lwhproperty.com)

Approximate boundary



## Tir Tyddyn Sais Land, Blaenau Ffestiniog, LL41 4UP

Lot 2 - Land at Tyddyn Sais 56.94 acres (23.04 ha)

Mae tir Tyddyn Sais yn ymestyn i 56.94 erw gyda 4 cae yn gwynebu'r A470.

Tyddyn Sais land extends to 56.94 acres with 4 enclosures fronting to the A470. A right of access is available along the track from points A to B.

Of the 56.94 acres some 23 acres of which is good grazing/forage land with the remaining 33 acres being of a wetland nature suited for sheep and cattle grazing only or for conservation / natural capital purposes. The land also benefits from common rights for 225 ewes on a private common.

### Directions

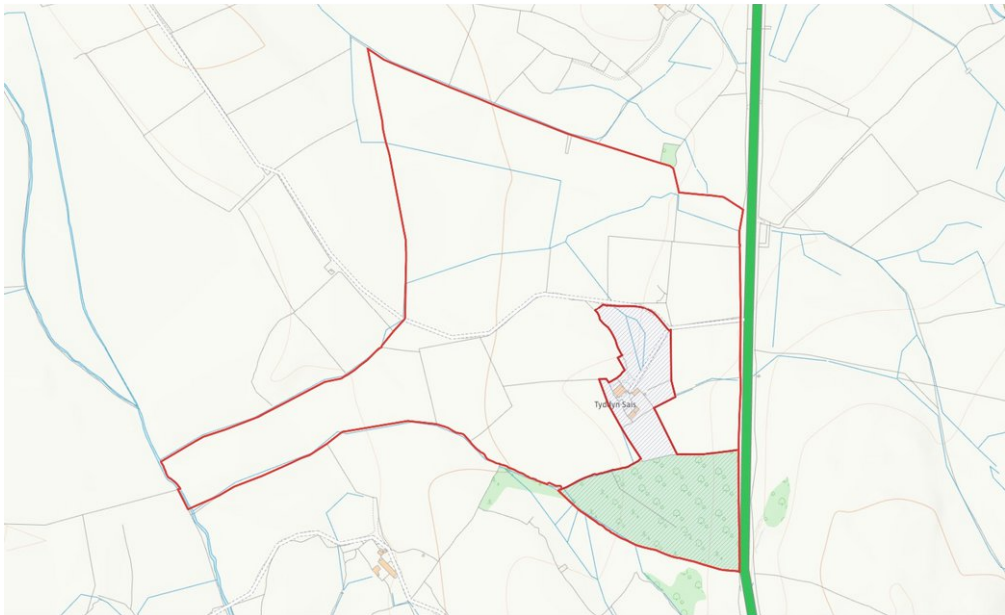
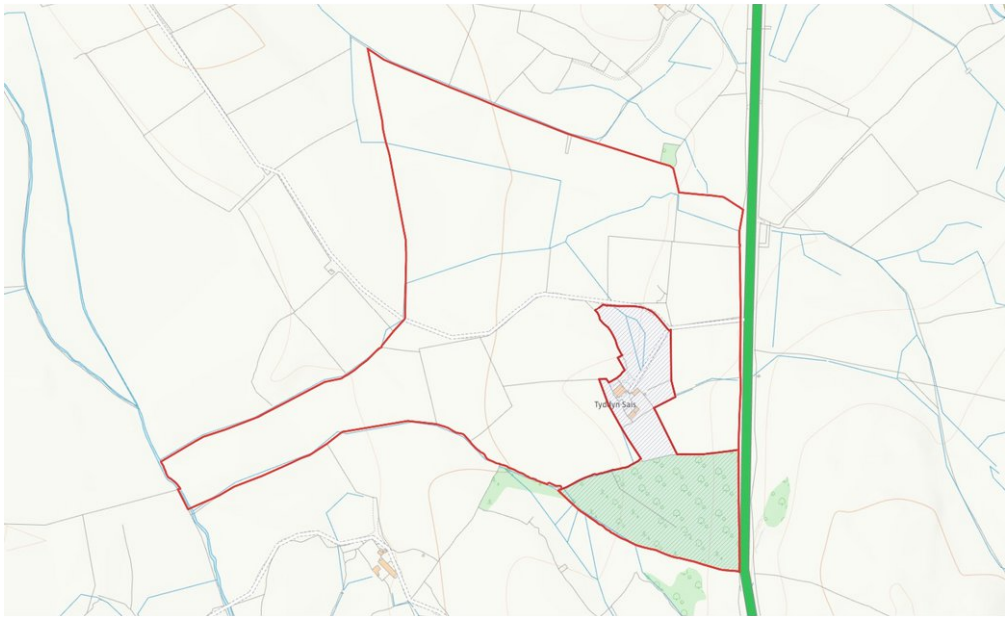
Heading towards Dolgellau from Trawsfynydd on the A470, on the long straight before Bronaber, the property is situated on the right-hand side, approximately 1 mile from Trawsfynydd.

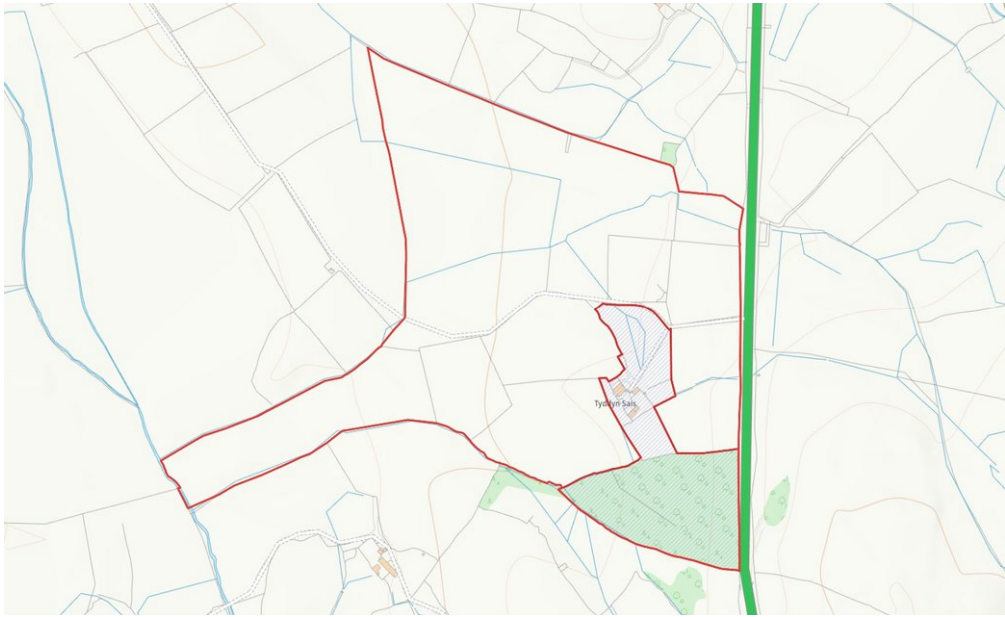
## Notices

**Easements, Wayleaves and Rights of Way:** The property is sold subject to all existing easements, wayleaves, public and private right of ways whether specified or not in these sales particulars. **Viewing:** Please contact the office to book your viewing.

**Method of Sale:** Private Treaty.

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