

# EVANS BROS.

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Established in 1895

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

Tel: (01570) 422395 Fax: (01570) 423548 Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)



**Land part of Tynrheol Ffarmers, Ffarmers, Llanwrda, Carmarthenshire, SA19 8JW**

**Offers Over £150,000**

A well located parcel of Approx. 19.5 acres of productive pasture land together with a useful building.  
A renowned parcel of land divided into good sized enclosures, all dry, healthy pasture paddocks being well fenced together with a range of barns. and with river frontage.

## Location



Attractively located in rural surroundings on the outskirts of the rural community of Ffarmers with basic amenities, some 6 miles from Lampeter, being the main service centre in the locality. The area is renowned as a productive agricultural locality and this parcel of land would suit those looking to purchase extra land for crop growing and to add to an existing farm as well as those looking for a starter unit having the benefit of the outbuilding in situ.



From Lampeter take the A482 out passing Checkpoint Garage taking the next second left hand turning signposted Ffarmers, continue into the village and in the village take the 1st right hand turning onto a no-through road, follow this road past three properties and the land is opposite Tynrheol and be found on the left hand side of the road as identified by the agents for sale board.

## Land



The land is divided into good sized enclosures and is renowned as a dry parcel of inherently productive land. The land is well fenced with stream frontage to part.

## Water

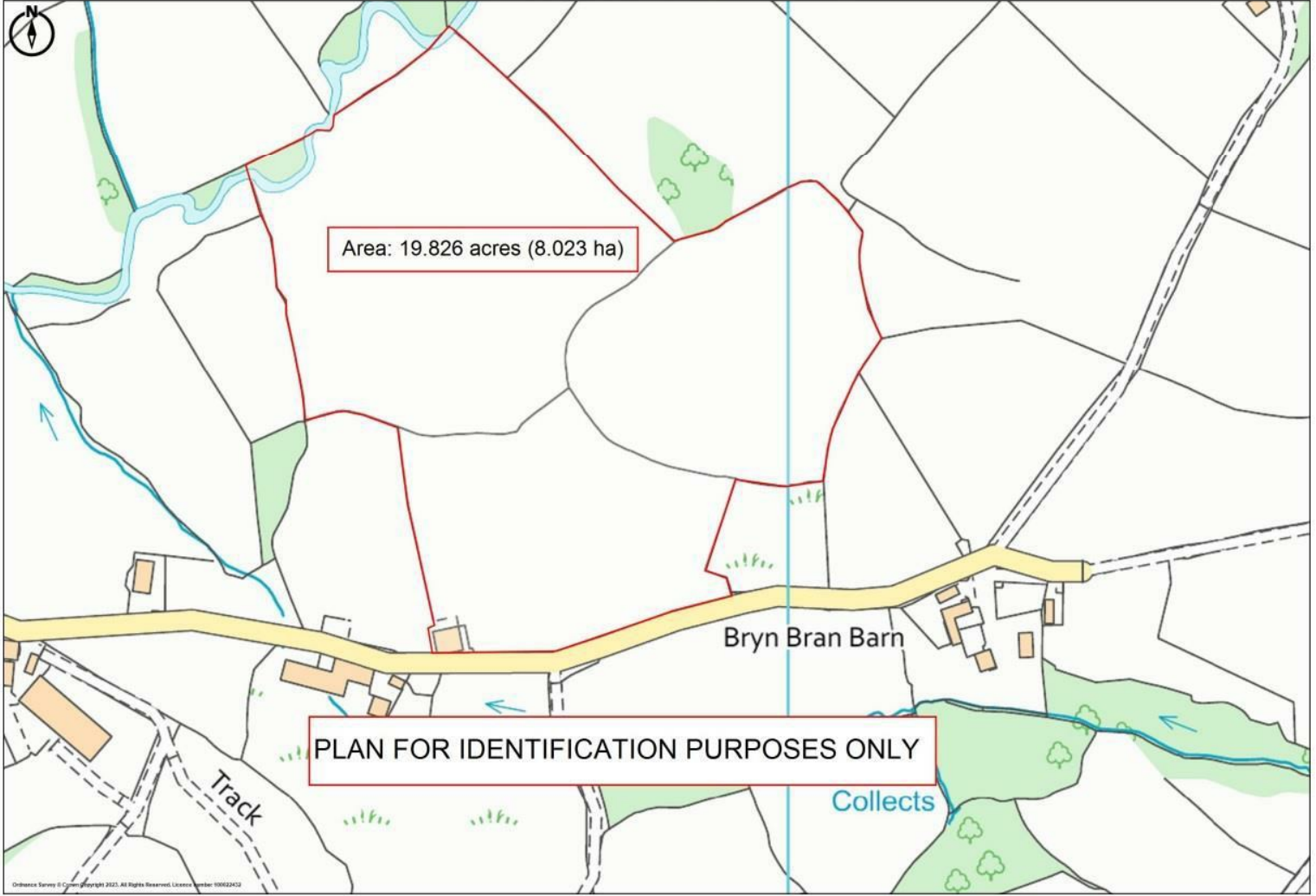
There is a private water supply to the land and the barns

## Barns



Useful former Dutch hay barn range with central former silage pit 15' x 13'5". Side Lean-to 50' x 21'6" and further raised side lean-to 50' x 11'7" providing loose boxes.

## Directions



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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



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



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