



Gwynfe Land, Gwynfe, Llangadog, Carmarthenshire, SA19 9RE

Offers In The Region Of £40,000

- Approximately 2 acres of excellent pasture and amenity land
- Commanding fabulous views towards the Black Mountain
- Productive grassland capable of excellent fodder yields
- Attractive area of established native woodland with pond
- Convenient village fringe location
- Level and well-fenced paddock
- Ideal for equestrian, grazing or smallholding use
- Delightful countryside setting with viewing highly recommended

Gwynfe, Llangadog SA19 9RE

An excellent opportunity to acquire a highly desirable parcel of pasture and amenity land extending to approximately 2 acres, superbly positioned on the fringe of the village and commanding fabulous views towards the dramatic Black Mountain. The land is level, well fenced and laid to productive grassland capable of providing excellent yields of quality fodder throughout the grazing season, making it ideal for equestrian, smallholding or lifestyle purposes. In addition, the property benefits from an attractive area of established native woodland which enhances both its appeal and biodiversity. A delightful and versatile parcel of land in a beautiful countryside setting — viewing is highly recommended.



Council Tax Band: Exempt



NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

OUT OF OFFICE CONTACT

Jonathan Morgan 07989 296883

WEBSITE

View all our properties on:
www.morgancarpenter.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.com, or
www.onthemarket.com



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	