



- Approx. 41 Acres of Pastureland
- Gently Sloping South Facing Aspect
 - Divided Into Seven Fields

GENERAL AND SITUATION

Approximate Distances:
Cwmdy 1½ miles • Llandeilo 8 miles
Lampeter 18 miles

Approx. 41 acres of pastureland on a predominantly gently-sloping south-facing aspect with natural water supplied by streams and springs.

Gated access is off a council lane.

IN ALL APPROX. 41 ACRES (About 16.5 Hectares)

VIEWING

Strictly by appointment only with the Agents

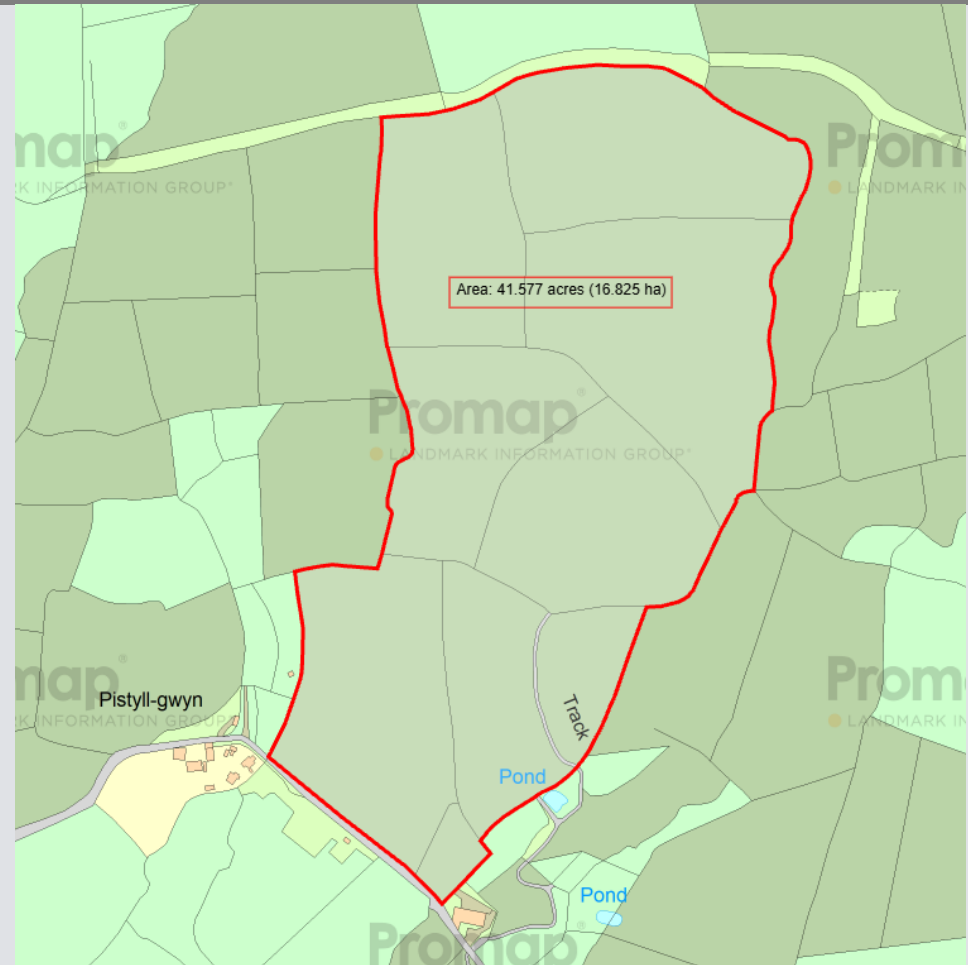
LOCAL AUTHORITY CARMARTHENSHIRE COUNTY COUNCIL Tel: 01267 234567

SERVICES No mains services are connected **TENURE** Freehold

DIRECTIONS

From the B4302 Talley Road follow signs to Cwmdy, proceed through the village and take the first turn right. Follow the lane for just over a mile, bear right over the small bridge, continue up the hill passing Gelli GoedioG Farmhouse and barn conversions. Carry on up the slight hill, passing a range of farm barns on the right and the gated entrance to the land will then be found after about 200 yards on the right hand side.

what3words ///downcast.mixes.renew



RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

*Please note this plan is for guidance only,
its accuracy cannot be guaranteed.*

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **Land at Gelli GoedioG** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

