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OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: **(01570) 480444** Fax: (01570) 480988 E-mail: llanybydder@evansbros.co.uk



Land lying to the North-East of Newgate Maesycrugiau, Pencader, SA39 9DN

Asking Price £35,000

An excellent opportunity to acquire approximately 4 acres of level pasture land situated in a picturesque rural setting - Maesycrugiau, in the heart of the Carmarthenshire countryside. Benefiting from good roadside access, the parcel offers versatility for a range of rural and recreational uses, subject to any necessary consents. Ideal equestrian land etc.

**** GUIDE PRICE - £35,000 - £40,000 ****

LOCATION



Situated adjoining a quiet council bye road circa 2 miles from the market town of Llanybydder. 8 miles from Lampeter, 15 miles north of Carmarthen.

DESCRIPTION



The level nature of the field, together with its attractive rural location, makes it equally appealing for livestock grazing, hobby farming, or those seeking a manageable parcel of land in a peaceful countryside setting.

VIEWING

At any reasonable time by prior appointment through the selling agent

DIRECTIONS



What3Words: probably.cavalier.paradise



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



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

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