

Land Formerly Part of Pistyll Gwyn , Bronwydd Arms, SA33 6JD

Offers In The Region Of £400,000

**** GUIDE PRICE £6500 PER ACRE ****

A parcel of valuable sloping agricultural land laid to pasture with woodland

Extending to 59.96 acres or thereabouts

Good roadside access

Situation

Enjoying a pleasant rural location yet within easy reach of town and village services. Two enclosures front a minor council maintained roadway which ultimately connects the small villages of Bronwydd Arms and Cwmdwyfran to the A484 roadway. The land is very accessible being only some 3 miles distant from the town of Carmarthen

A valuable parcel of level agricultural land suitable for cropping or grazing benefitting from good roadside access. To fully appreciate the quality of the land an early inspection is highly recommended.

Directions

Please see the location plan. A J. J. Morris For Sale Board will be erected on site.

Services

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Viewing Arrangements: All viewing parties must have a copy of the sale particulars and please respect all animals when viewing the land and please close the gates.

What3Words - ///regretted.compose.sprint

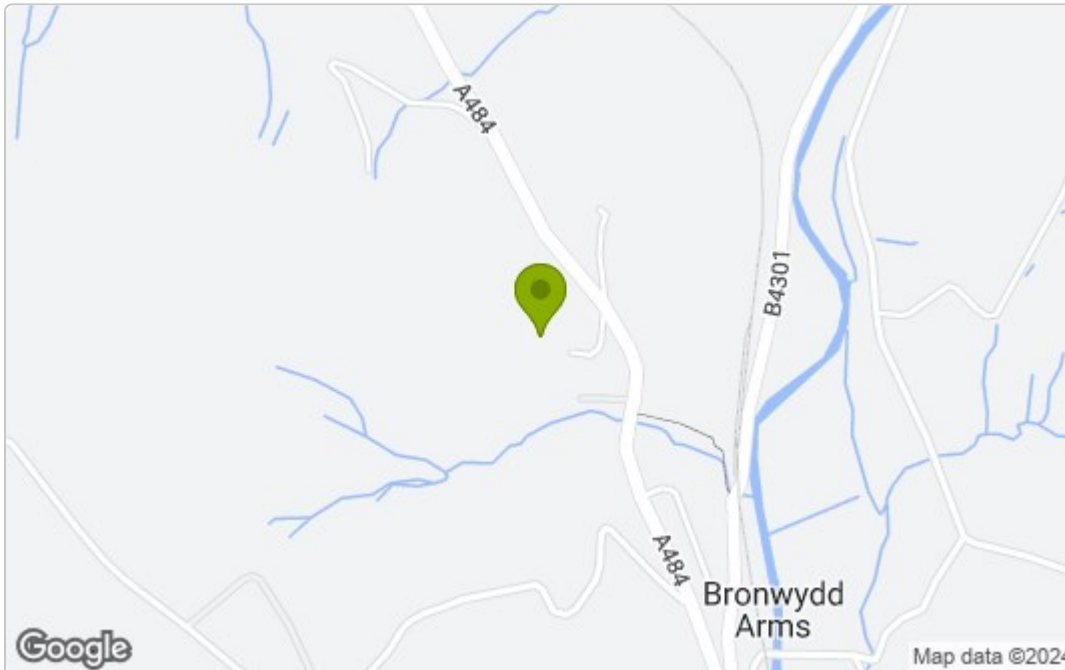
General Remarks



Floor Plan



Area Map



Energy Efficiency Graph

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com