

Approx 12 acres Land Near Ffosyteilwr , Llangoedmor, SA43 2LT

**Offers In Excess Of £110,000**

An estimated 12 acres or so predominately pasture land facing south west with a slope towards a stream on the west boundary.

The land has no roadside frontage but enjoys a right of way for access.

**Location**

At OS grid reference SN225448 in a rural location between the B457 and the A484 within 1 mile of Llechryd village on a small spur off Lady Road (see location plan).

**Tenure**

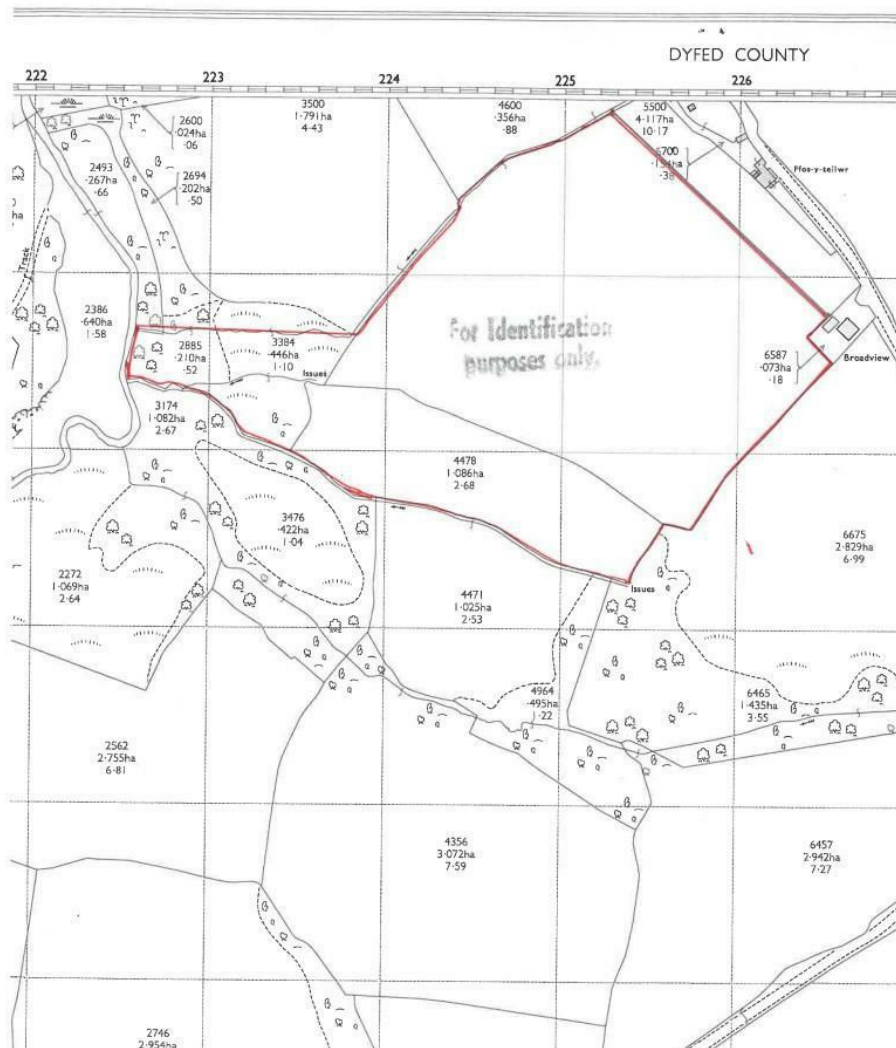
Freehold with full vacant possession.

Local Authority - Ceredigion County Council

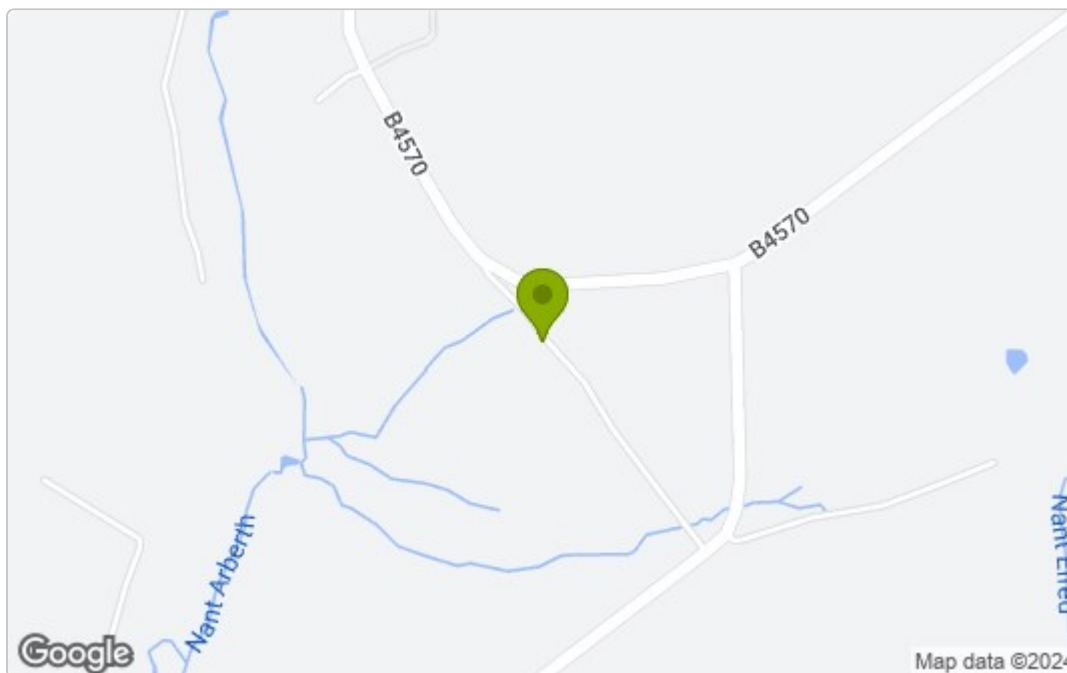
**General Remarks**

A good opportunity to acquire a useful block of land for agricultural or amenity purposes depending on your agenda.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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