



Land at Gelliwen 13.43 Acres - offered for sale in 3 smaller lots, Carmarthen, SA33 6DT

## Prices From £30,000

- 'For Sale' in 3 Lots by Private Treaty
  - Agricultural Land extending to 13.43 Acres in 3 Lots.
  - Lot 1 - 2.79 Acres or thereabouts - Price Guide £35,000
  - Lot 2 - 8.17 Acres or thereabouts - Price Guide £79,950
  - Lot 3 - 2.47 Acres or thereabouts. Price Guide £30,000
- Lot 1 comprises a small grazing paddock, with Lots 2 & 3 being woodland areas ideally suited to conservation project or similar with Lot 2 including an historic orchard

**Situation:**

The 3 parcels of land are situated within the small rural hamlet of Gelliwen, which lies in the heart of the west Carmarthenshire countryside some 2 miles or so north west of the village of Meidrim, and within easy reach of the A40 dual carriageway at Bancyfelin, which lies some 2-3 miles or so west of Carmarthen which benefits from excellent transport links and a wide range of services.

The setting really has to be viewed in order to be fully appreciated as these parcels of land occupy a tranquil rural location that has its own charm and appeal.

**Directions:**

A location plan is attached.

What3words: Faster.Popular. Warblers - takes you to the gate providing access to Lot 1. Lots 2 & 3 are located close by.

**Description:**

A plan showing all 3 lots being offered for sale is attached for identification purposes only.

**Lot 1: (edged red)**

This comprises a level and gently sloping pasture field extending to 2 acres or thereabouts with access off a minor roadway and being ideally situated as a pony paddock or similar, being well fenced and gated.

**Lot 2: - (edged blue)**

This offers a parcel of mature woodland including an historic orchard, being mature broadleaf species in the main and being ideally suited for a conservation or habitat scheme that has to be viewed to be fully appreciated. Again, this parcel of land benefits from roadside access.

**Lot 3 (edged green)**

This extends to 2.47 acres or thereabouts and as a former quarry and woodland of similar nature to lot 2. This lot also has roadside frontage.

**Services:**

There are no services connected to any of the parcels of land.

**Tenure:**

NB:- Please note: The Vendors reserves the right not to accept offers until such time as offers are in place on all or some of the Lots.

**General Remarks:**

The sale of these 3 parcels of land offers purchasers a rare opportunity to acquire 3 small areas of land, ideally suited for a conservation or habitat project with lot 1 also being suitable as a pony paddock.

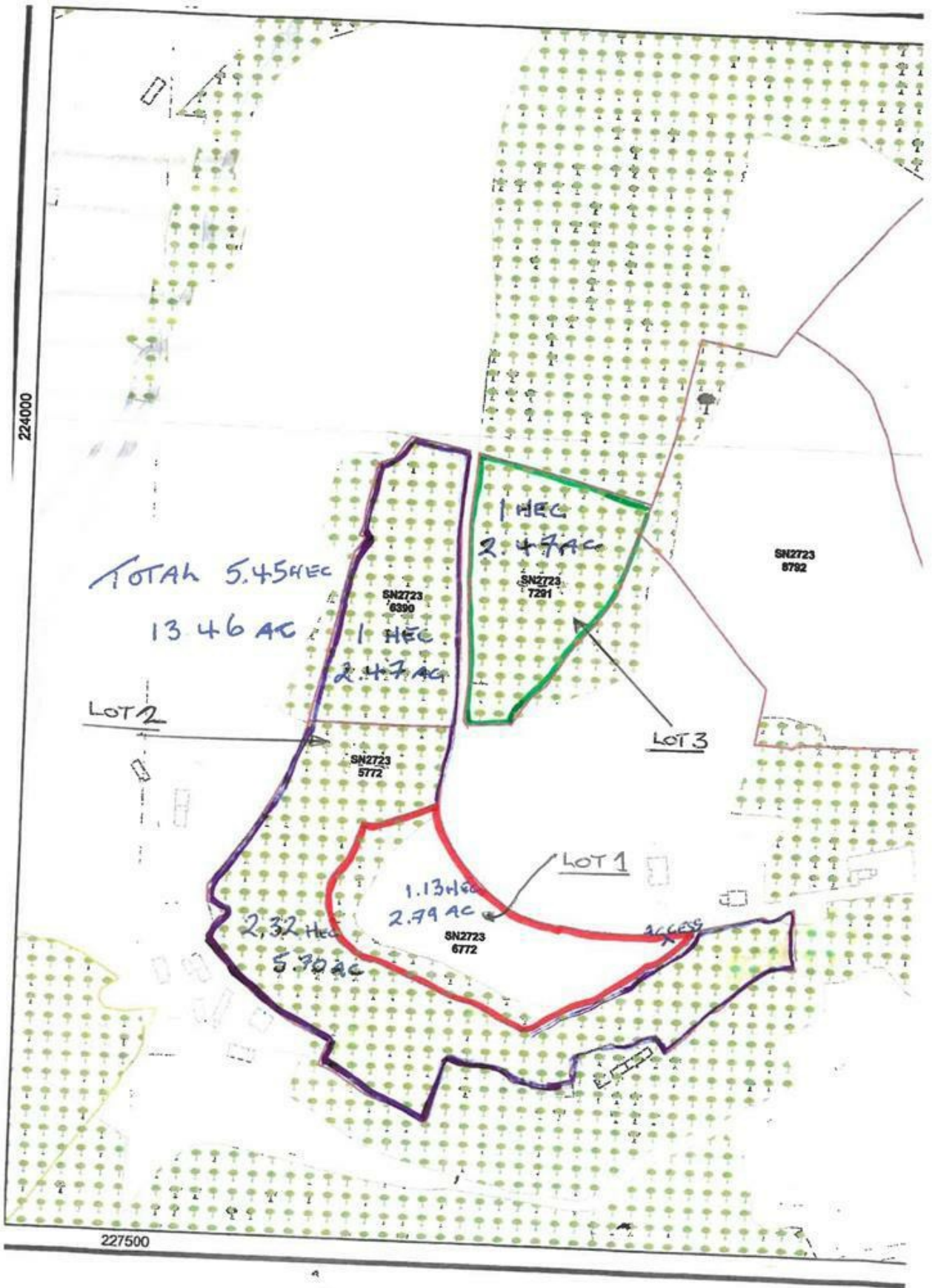
All 3 parcels are located in a delightful, tranquil, rural setting within the west Carmarthenshire countryside, within easy reach of several towns and villages of the area, with the A40 not too far away.

Viewing is highly recommended for those purchasers looking for land that has a certain conservation appeal in a quiet location, that is reasonably accessible.

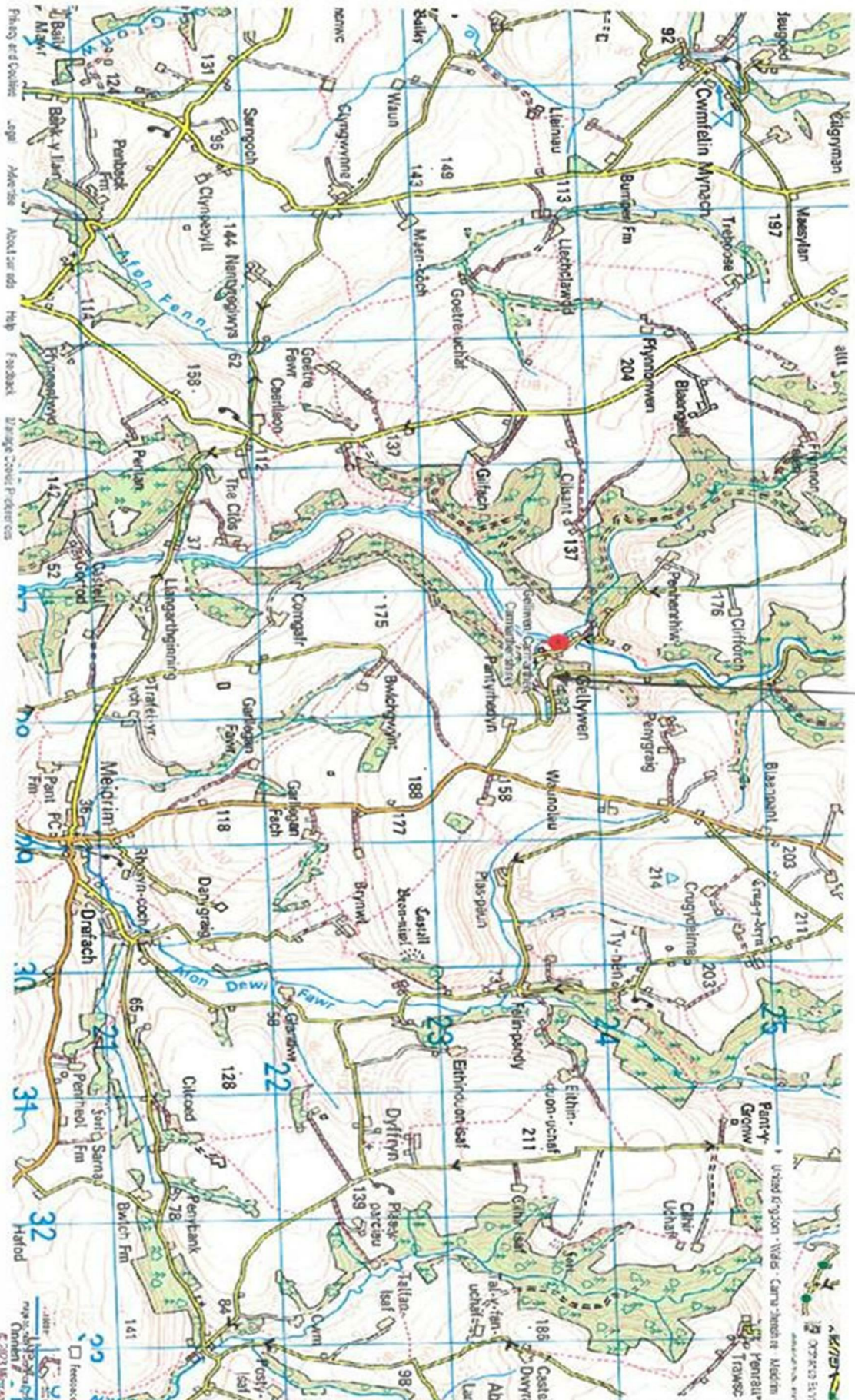
Lot1 is ideally suited as a pony paddock or similar, being well-fenced and gated and with access directly off the highway.

Lots 2 & 3 will no doubt appeal to purchasers looking for an area of established broad leaf woodland that has a certain charm all of its own. Lot 2 includes a historic orchard whilst Lot 3 has an old quarry that offers a reasonably level area suitable for car-parking etc being within an old quarry.

VIEWING TO APPRECIATE THE SETTING AND CONSERVATION POTENTIAL OF THESE SMALL PARCELS OF LAND IS HIGHLY RECOMMENDED.



Location Plan



Approx location of land  
of Gelywren.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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