



Land formerly part of Clynbach , Carmarthen, SA33 6EX

Offers In The Region Of £54,000

A level single enclosure extending to 4.048 acres or thereabouts

Excellent roadside access onto a council maintained roadway

Conveniently located to the towns of Carmarthen and Newcastle Emlyn

Ideally suited as a pony paddock or for amenity purposes

Situation

Enjoying a rural location at Blaenycloed a small village situated between the towns of Carmarthen and Newcastle Emlyn. The county town of Carmarthen lies some 9 miles distant and provides a comprehensive array of commercial, educational and recreational facilities. Whilst the small town of Newcastle Emlyn offers a good range of local services which caters for all day-to-day needs.

Directions

Please see the location plan.

Description



A single enclosure which is laid to permanent pasture benefitting from good roadside access. Extending to some 4.048 acres or thereabouts, the land is level and has been used for equestrian purposes and silage/hay production. Farmed organically, the land offers considerable environmental appeal but would also have good production capability. We would advise that the sale of small parcels of land very rarely appear on the open market in the area and this is an opportunity not to be missed.

Services

None are connected to the land.

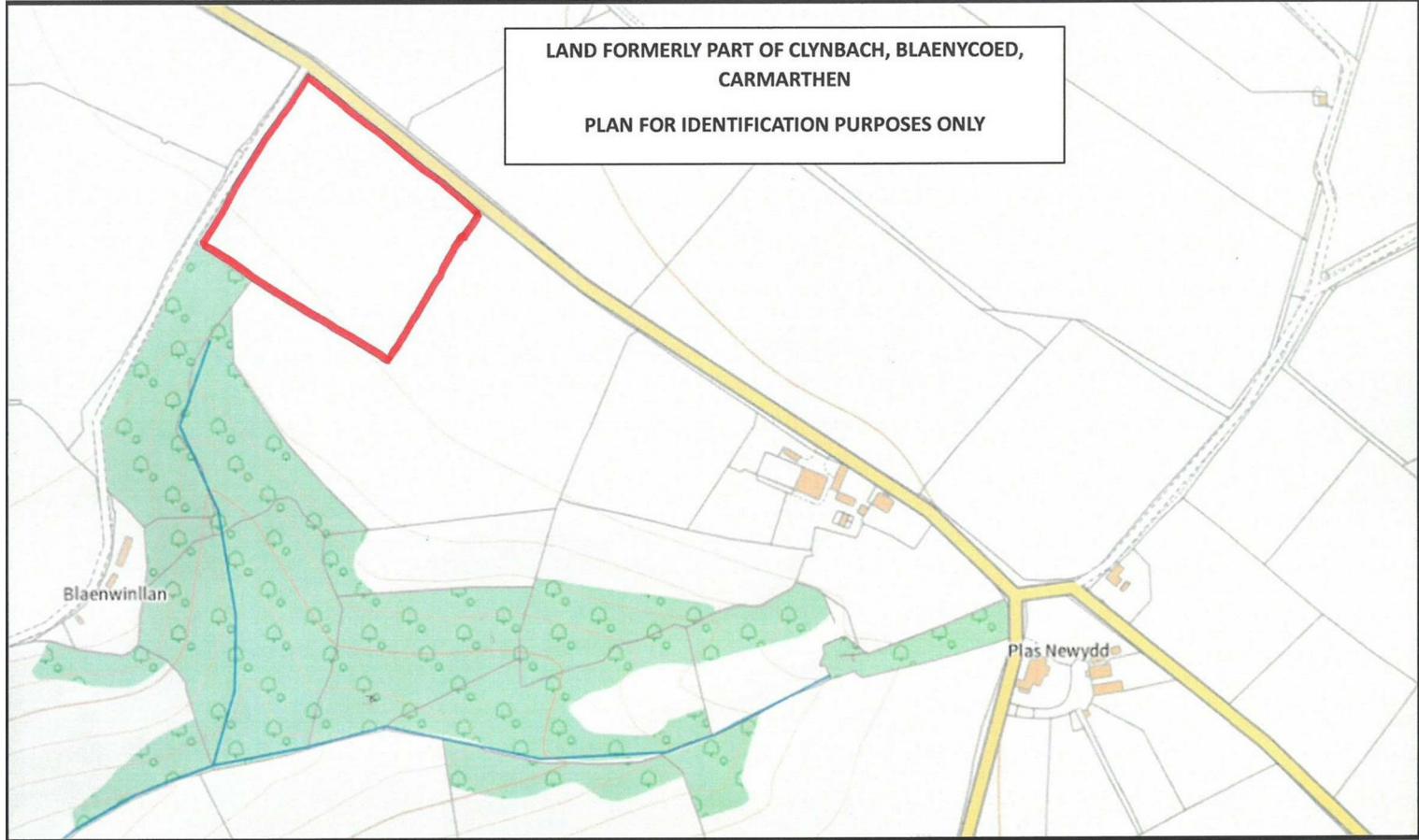
Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

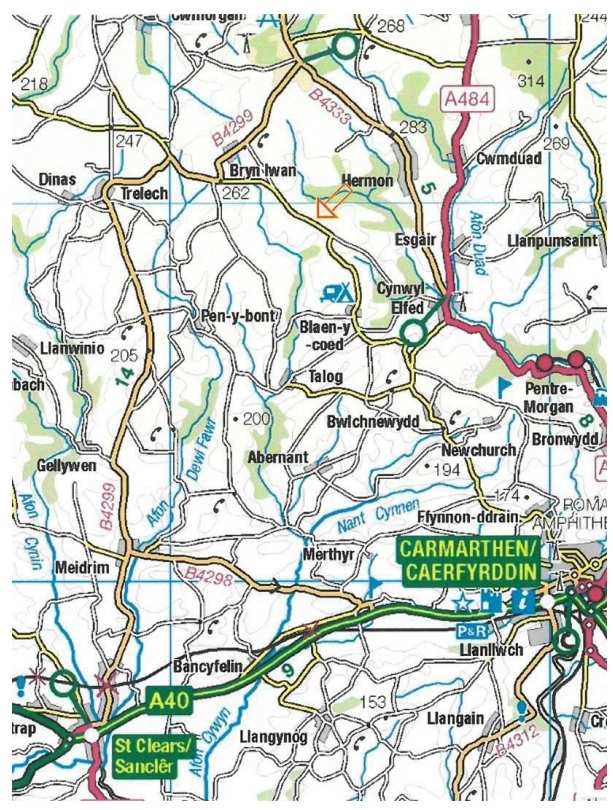
General Remarks

An excellent opportunity to acquire a small paddock with the benefit of good roadside access being suitable as a pony paddock or for amenity purposes. We would advise that some maintenance to the hedgerows is now required.

Land Plan



LOCATION PLAN



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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