



24.04 acres or thereabouts , Llanelli, SA15 5RN

Offers In The Region Of £145,000

A parcel of agricultural land extending to 24.04 acres or thereabouts

Level to gently sloping and mainly laid to pasture

Including 2 acres of woodland

Suitable for livestock purposes

Equally suited for conservation and amenity use

Situation

Occupying a pleasant location in the Carmarthenshire countryside in the small village of Ponthenri which is situated in the middle of the Gwendraeth Valley, halfway between the towns of Carmarthen and Llanelli.

The popular Ffos Las racecourse is only a short drive away from the property and the larger towns of Carmarthen and Llanelli both provide a comprehensive array of services and lie some 8-9 miles distant respectively from the property. Conveniently located, the land is easily accessible.

Directions

From the direction of Carmarthen, proceed along the A484 roadway passing through the hamlet of Cwmffrwd, taking the B4309 in Cwmffrwd signposted 'Pontyates and Pontyberem'. Continue along the B4309 passing through Bancycapel, Pontantwn and Meinciau. Once through the village of Meinciau, you will see a signpost on the left hand side, for the restaurant "The Baltic inn", take the left hand turning and follow the lane ahead until you reach the small village. Take the first right turn as you reach the "The Baltic Inn" and the land will be seen on the right hand side.

Description

Extending in total to some 24.04 acres or thereabouts which does include approx. 2 acres of woodland. The majority of the land is laid to permanent pasture being level to gently sloping in contour and is used for agricultural purposes. A plan of the land is attached for identification purposes only. Ideally suited for livestock production or the land could easily be developed into an environmental project.

Services

No services are connected to the land. Legal right of way along the track to the land.

Tenure: Freehold with vacant possession upon completion.

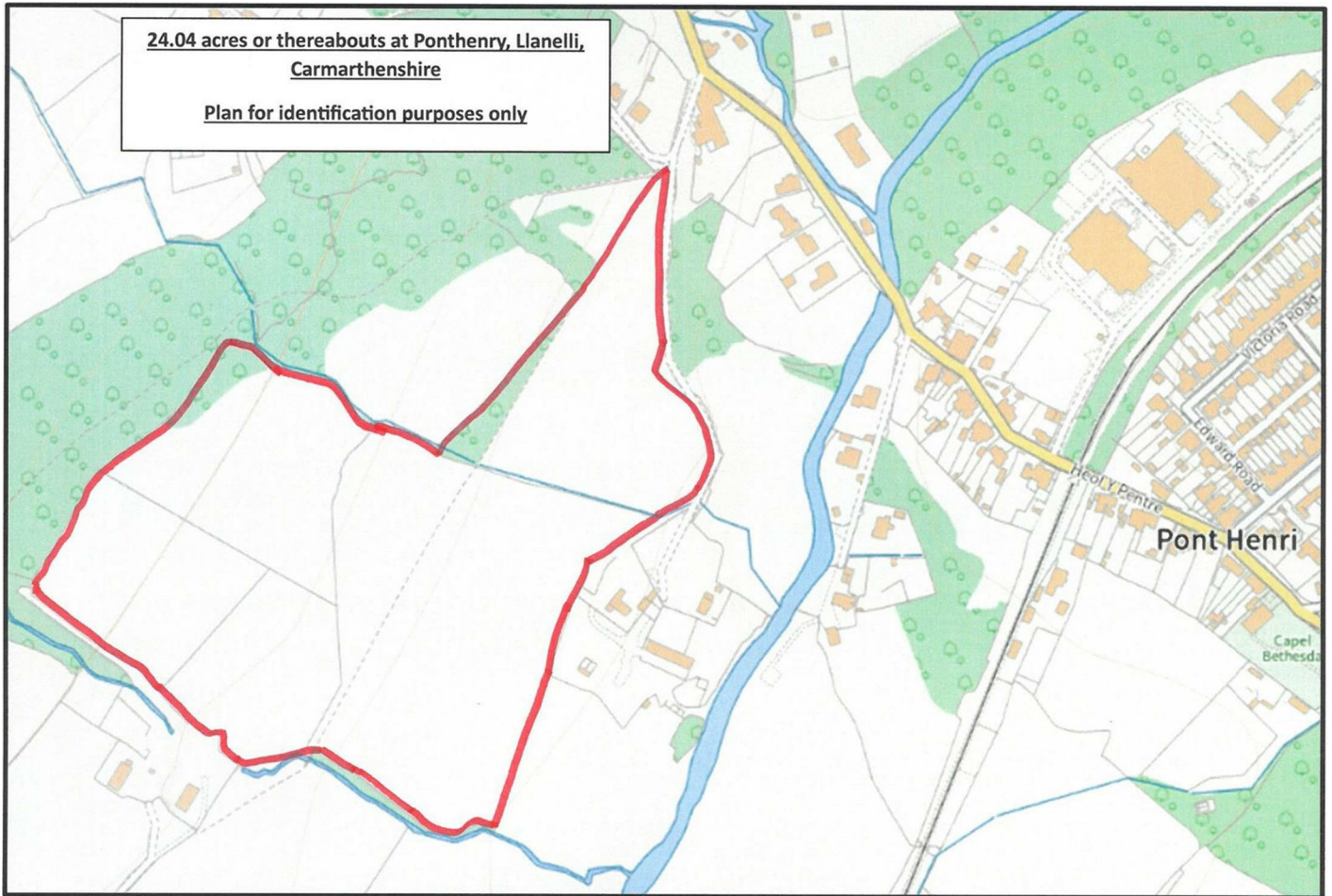
Local Authority: Carmarthenshire County Council

Footpaths: Please note footpaths cross the land.

General Remarks

An excellent opportunity to purchase a useful parcel of agricultural land which is ideally suited for livestock or amenity purposes.

Land 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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