

Ref: 0lcw722019

Parcel of Land, Esgairdawe, Llandeilo, Carmarthenshire, SA19

**Picturesque, Peaceful and Private with Far Reaching Views  
Grazing Land with areas of Woodland, Amenity Land and River Boundary  
In all 32.46 Acres (13.14 Hectares)**

**Option of further two parcels of Land totalling 22.46 Acres (9.09 Hectares)**

Lampeter 7 miles, Llandeilo 14 miles, Coast 20 miles, Carmarthen 24 miles



This attractive parcel of land bordered by the Nant Tawe river, would be ideal for a variety of uses including, livestock, hardy ponies or amenity use, being a haven for wildlife and birds.

**Circa 32.4689 Acres (13.14 Hectares)** to be confirmed – comprising a mixture of sloping and steeper grazing land, including areas of woodland, shelter belts and with the Nant Tawe stream to the boundary.

**N.B. Option of two further parcels of adjacent land: 15.369 Acres (6.22 Hectares) and 7.09 Acres (2.87 Hectares) - Subject to separate negotiation.**

**LOCATION** – set amidst picturesque rolling countryside, yet within easy driving distance of villages, towns, and the coast. The University town of Lampeter is 7 miles distant providing good market town amenities including a comprehensive school. Llandeilo is 14 miles away, Carmarthen Town is 24 miles away. The Cardigan Bay coast is about 20 miles away and there are numerous visitor attractions within easy travelling distance.

**Guide Price £128,000 (32.4689 Acres)**

**THE APPROACH:**

Located off a quiet country lane, with gated access.

The A482 (Aberaeron-Lampeter-Llanwrda road) can be accessed 3 miles or so away.

**LAND:**

13.14 Hectares (32.4689 Acres). To be confirmed. An attractive parcel of grazing and amenity land divided into various enclosures with deciduous woodland, shelter belts and a meandering stream. Suitable for livestock, hardy ponies and a particular delight for bird and nature enthusiasts. **See land plan page 4.**

**Main Block of Land:**

Field No's:-

SN6041 8916 2.79 ha

SN6041 9406 1.42 ha

SN6141 0201 1.30 ha

SN6140 0594 1.14 ha

SN6140 0985 0.90 ha

SN6041 7206 2.09 ha

SN6040 8299 1.05 ha

SN6040 8895 0.84 ha

SN6040 7789 1.61 ha

Total: 13.14 Hectares (32.4689 Acres)

**N.B. In addition to the above and subject to separate negotiation, there is the option of two further blocks of land as follows:-**

**Option 1:**

Field No's:-

SN6140 0571 1.02 ha

SN6140 0180 1.14 ha

SN6040 9084 1.53 ha

SN6040 9670 1.25 ha

SN6040 8968 1.28 ha

Total: 6.22 Hectares ( 15.369 Acres)

**Option 2:**

Field No's:-

SN6040 7282 1.08 ha

SN6040 7873 1.71 ha

SN6040 8673 0.08 ha

Total: 2.87 Hectares ( 7.09 Acres)

**SERVICES:** No services connected.

**COUNCIL TAX:** Not applicable

**FIXTURES & FITTINGS:** Not applicable

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:** The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:** By prior appointment with **PROFILE HOMES**



**Tel: 01550 777790**  
**Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)**  
**Website: [www.profilehomes.com](http://www.profilehomes.com)**

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**NOTES:** **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

**PROFILE HOMES**

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