



Coed Cerrig, Myddfai Llandovery SA20 0QF

Coed Cerrig is a lovely mature larch woodland, part of a much larger area of woodland, near Llandovery on the edge of the Brecon Beacons National Park. The woodland is set on a quiet single track country lane just 3 miles outside the pretty town of Llandovery. The woodland has gated access from the road and plenty of parking off the road. Within the wood, there is good access with both paths and a hardcore track. This is an ideal spot to get away from the bustle of city life, with plenty of glades to sit and enjoy the environment, and perhaps put your camper van for a few weekends of the year*. Within the wood there are the remains of a log building which was started by a previous owner but never completed. The wood is a haven for wildlife and it needs to be seen to be truly appreciated.



- ❖ Approx. 6.1 acres of mature larch woodland
- ❖ Excellent access from the road
- ❖ Plenty of open spaces within the wood
- ❖ Just 3 miles from Llandovery

- ❖ Lovely, peaceful spot off minor country lane
- ❖ Paths extend around the wood
- ❖ Remains of a part built log building
- ❖ Edge of Brecon Beacons National Park

£65,000

1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

info@housesforsaleinwales.co.uk

Overview

There is no planning permission for anyone to live at this site, however, planning allows you to stay on the land for up to 28 days of the year without special permissions. There can be no permanent structure on site for this use. There is a covenant which prohibits shooting in the wood.

Land



Land - Another View



Land - Another View



Land - Another View



Land - Another View



Directions

From the High Street in Llandovery, take the turning to Myddfai (which is signed from both directions). Follow this road for approx. 2.5 miles, ignoring the turning off to Myddfai. As you enter the woodland, the road bends round to the left and then after about 200 yards, there is a big layby on the right with a wide 5 bar gate. Park here, the layby belongs to the wood, and the gate is one of two accesses from the road.

General Information

Viewings: Strictly via the agents, Houses For Sale in Wales

Local Authority: Carmarthenshire Council

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

