



Land at Pencarreg Llanybydder SA40 9QL

Approx. 9 acres of river meadow with fishing rights. Ideal summer grazing. The land is bounded to one side by a long stretch of the River Teifi, well known for its fishing. There are several pools within the stretch of river bordering the land. The banks of the river are designated as a SSSI. There is good access to the land from the road via a hard core track, over which the sellers will grant an official right of way. The land is currently used for grazing horses although it would suit sheep or cattle. The land is also a haven for wildlife of all types. There is additional adjoining land available to purchase if desired (approx. 5 acres). This also has river frontage. The land is situated between Lampeter and Llanybydder beside the A485 just outside the village of Pencarreg.



- ❖ Approx. 9 acres of flat pasture
- ❖ Bounded to one side by the River Teifi
- ❖ Access directly onto A485
- ❖ Additional land available
- ❖ Comes with the fishing rights

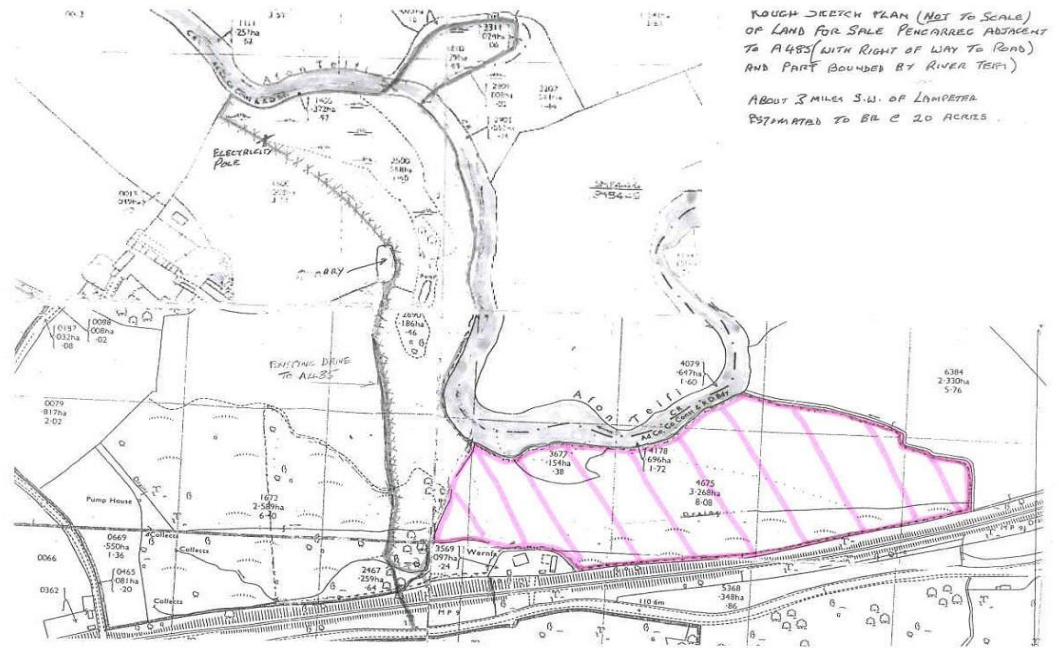
£57,500

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Location Plan



River Teifi



Another View



Directions

From Carmarthen take the A485 towards Lampeter. Pass through Llanybydder and continue to the village of Pencarreg. As you pass through the village, you will see a lake to your left. Once past the far end of the lake, the owners track is the next on the left. The vendor will meet you here. Satnav SA40 9QL will take you to the spot.

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.

