



Land Near Maes y Ffin Blaenwaun, Whitland SA34 0JG

An opportunity to acquire a productive 5 acre parcel of pastureland situated between the villages of Llanglydwen and Blaenwaun villages. A further 3 acres is available by separate negotiation. Ideally suited either for grazing or cropping or as a pony paddock for a buyer living locally wanting grazing for their horses. There is gated access off the council highway and the land is easily accessible. Generally the land is flat to gently sloping and not too many parcels of this size come to market.



- ❖ Around 5 Acres Of Pastureland
- ❖ A further 3 Acres By Sep Neg
- ❖ Between Llanglydwen and Blaenwaun
- ❖ Gated Entrance From Roadway
- ❖ Suitable For Grazing Or Cropping
- ❖ Ideal As Pony Paddock
- ❖ Far Reaching Views
- ❖ Level To Gently Sloping

£35,000

1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

info@housesforsaleinwales.co.uk

Description of Location

Located off the council highway in between the villages of Llanglydwen and Blaenwaun.

Gated Access



Land with Views



Land - Another View



Land and Access Road

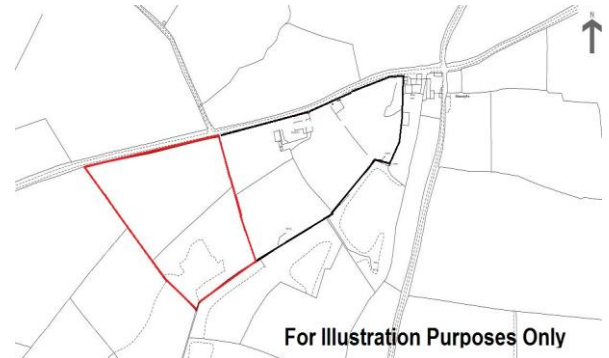


Council Highway



Land Plan

Land for sale is outlined in red.



Directions

From Cardigan direction, head for Tegryn and then continue into Blaenwaun. Turn right towards wind farm. Proceed through first set of x-roads and land for sale is just past the first BUNGALOW on the left-hand side – there is an access track to another property opposite the land.

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.

Draft Details

THESE DETAILS HAVE BEEN DRAFTED ON INFORMATION PROVIDED BY THE SELLER AND WE ARE AWAITING CONFIRMATION THAT THEY ARE HAPPY WITH THESE DETAILS. PLEASE CHECK WITH OUR OFFICES THAT YOU HAVE RECEIVED AN APPROVED SET OF DETAILS BEFORE YOU ARRANGE TO VIEW A PROPERTY, ESPECIALLY IF YOU ARE TRAVELLING ANY DISTANCE.

