



39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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4.695Acres, Formerly Part of Glanyrafon Ddu Uchaf Talley, Llandeilo, Carmarthenshire, SA19
Guide Price ^{7VC} £35,000

A rare opportunity of acquiring a parcel of some 4.695 acres of pastureland in a convenient edge of village location, enjoying far reaching views over the surrounding countryside and towards the Black Mountains. The land is enclosed in one enclosure being sloping in nature and ideal for those having amenity purposes or would make a great addition to a property within the village.

LOCATION



The property is located just off a quiet country lane on the edge of the village of Talley just off the B4337 roadway which runs from Crugybar to Llandeilo. The land is sloping in nature and has some lovely views over the surrounding countryside therefrom.

DESCRIPTION



A convenient parcel of land ideal for those having amenity interests at heart from which there are fantastic views. The land would make an ideal addition to any property in the village or as a stand alone parcel of land.

The land is enclosed within mature hedge boundaries, being sloping, free draining.

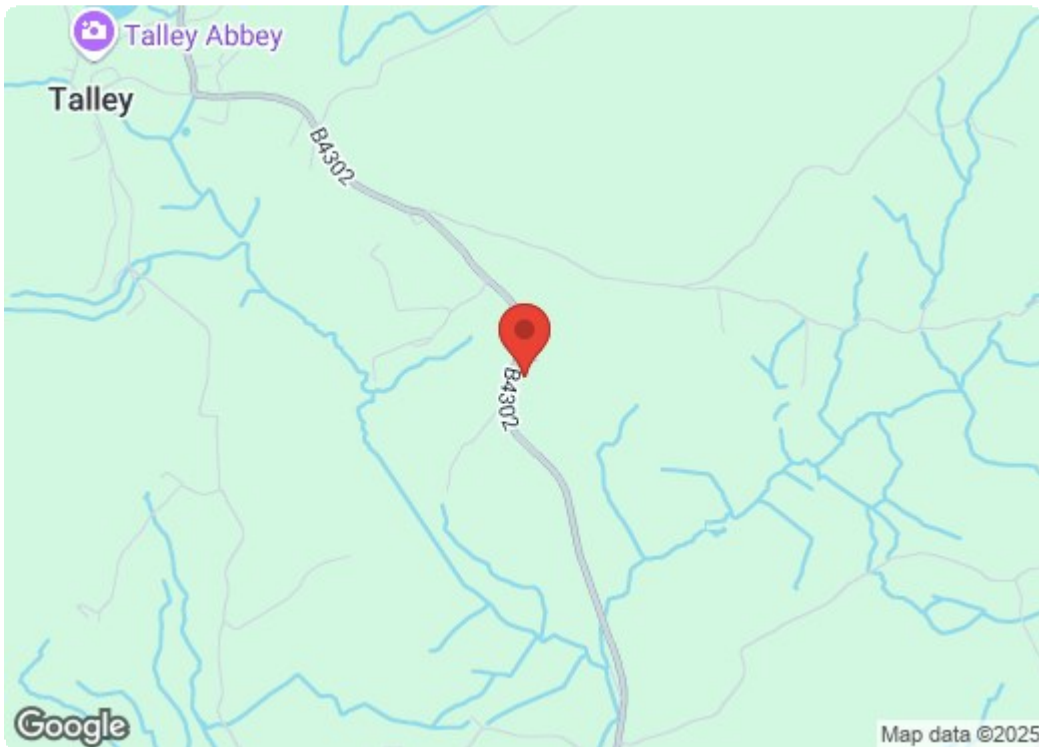
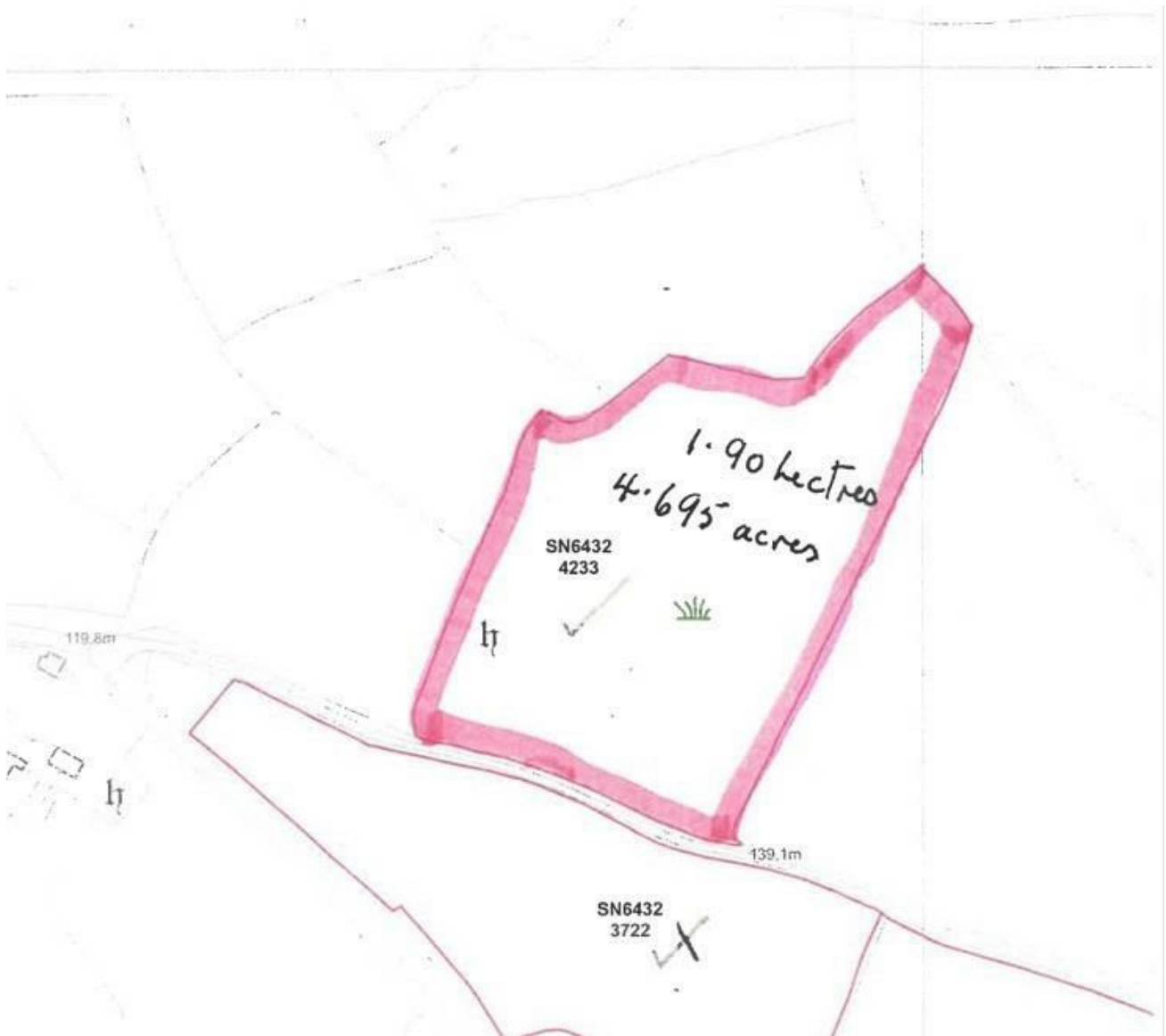
DIRECTIONS



From Talley, proceed towards Llandeilo, take the left hand turning by the bus stop and the land can be found on the left hand side as identified by the agents for sale board.

SERVICES

We understand there is no services connected to the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



5 NOTT SQUARE, **CARMARTHEN**,
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Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
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1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
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