



39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
 Tel: **(01570) 422395** Fax: (01570) 423548 **Website: [www.evansbros.co.uk](http://www.evansbros.co.uk)**



### **Lot 3 & 4- Land at Tir Penclawdd Uchaf Rhos, Llandysul, Carmarthenshire, SA44 5HF** **Guide Price £80,000**

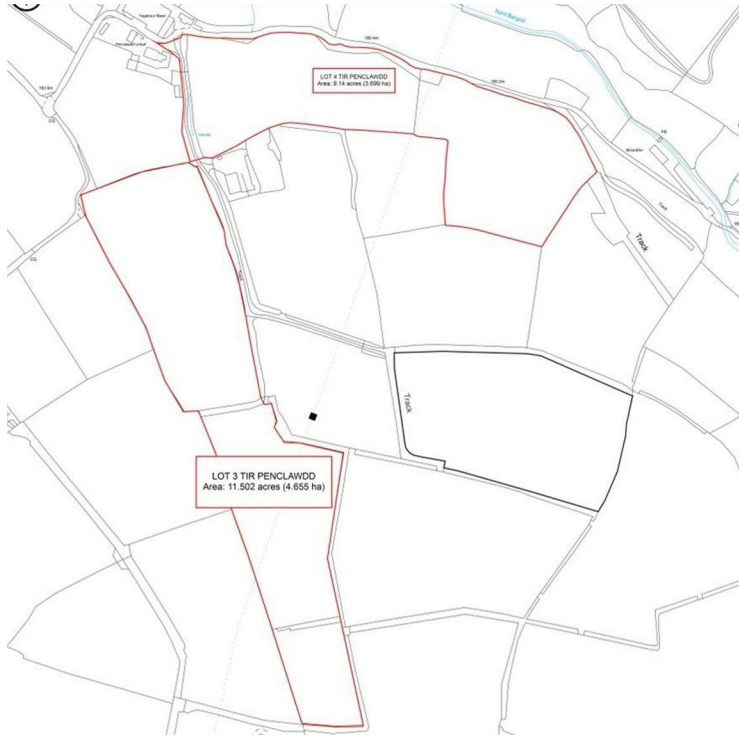
A healthy parcel of upto 20 acres of productive pasture land being well fenced and with natural water supplies in a great position with far reaching views over open country side and located just off a council maintained roadway with lot 3 accessed via a shared hard based track

Available as a whole or in 2 lots of 11 and 9 acres respectively.

Lot 3 - 11.7 acres in 3 fields - Guide price £80,000

Lot 4 - 9 acres divided into 2 fields with field shelter - Guide price £90-100,000

## Location



Situated in a noted agricultural locality, approx half a mile from the rural community of Rhos in North Carmarthenshire. The land is located at the termination of a council maintained no through road

## Description



A healthy parcel of productive pasture land recently subject to significant investment and improvement by reseeding, refencing, new gates and water troughs, now ready for production. The land is mostly capable of being cropped/harvested and is ideal for those seeking a starter farming unit or even for equestrian purposes. Water is from a spring on the land.

## LOT 3



A parcel of some 11 acres of land accessed from a hard based shared lane being divided into 3 fields, level to gently sloping well fenced with water from a spring source. An ideal parcel of land of a handy size and ideal as a starter unit or for addition to an existing unit.

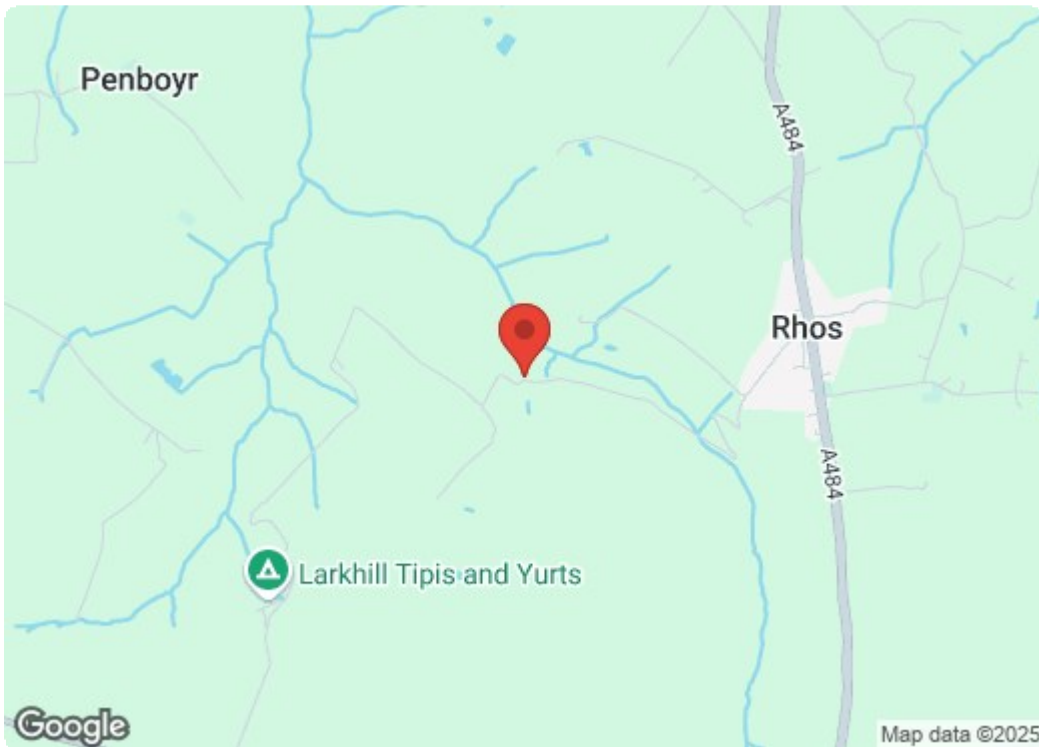
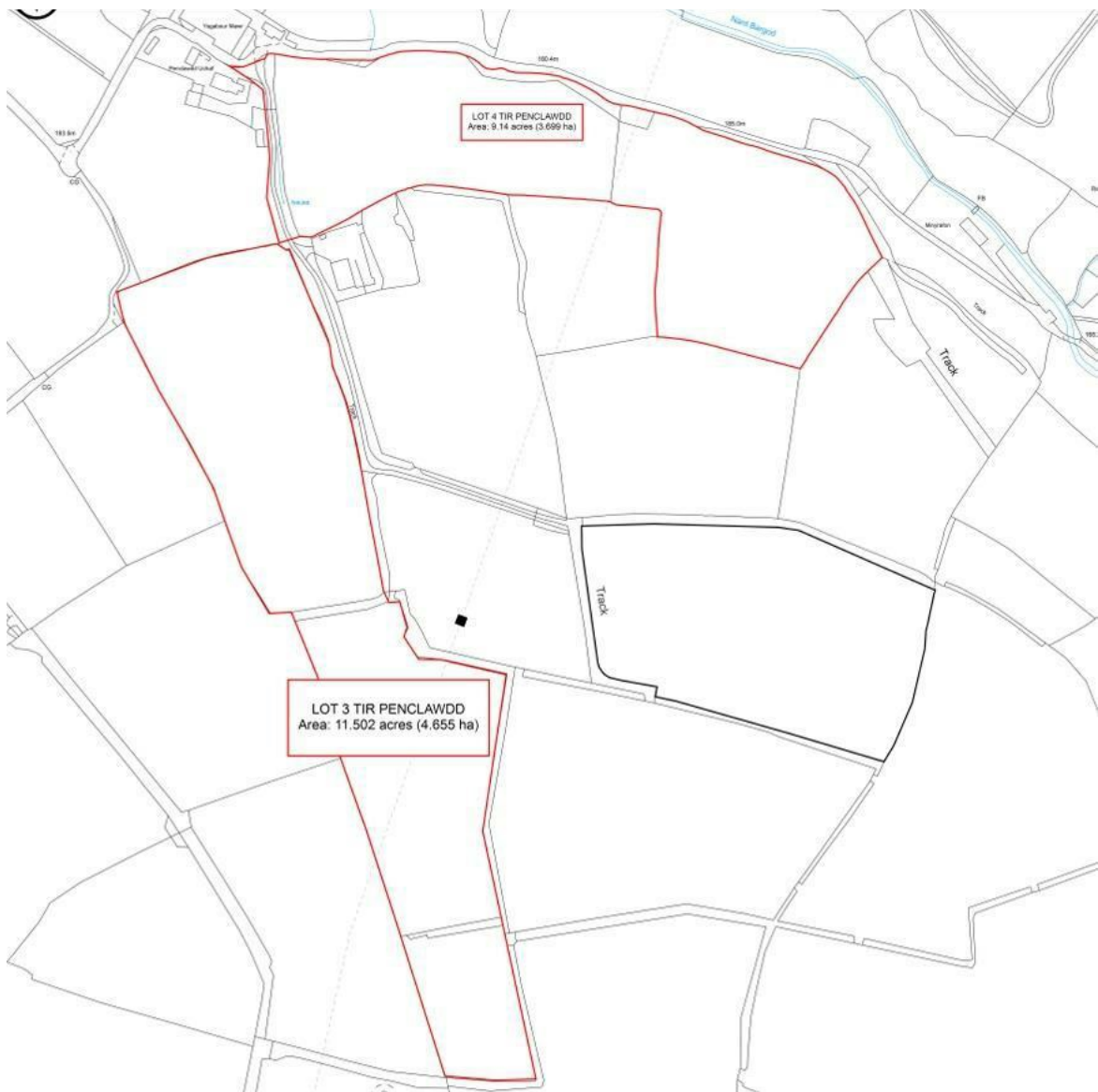
## LOT 4



A parcel of some 9 acres divided into two level to gently sloping fields with a useful field shelter on a gravelled base making an ideal stable/loosebox. With road side frontage to a council maintained no through road, this is a great opportunity to purchase a productive parcel of land suiting a range of uses.

FIELD SHELTER





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,  
CARMARTHENSHIRE, SA31 1PG  
**Tel:** (01267) 236611



MART OFFICE, **LLANYBYDDER**,  
CEREDIGION, SA40 9UE  
**Tel:** (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
**Tel:** (01545) 570462

**Partners** Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,