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 **OnTheMarket.com**

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Woodland adj Dolgwm Isaf Pencarreg, Llanybydder, Carmarthenshire, SA40 9QN
Offers Over £30,000

An attractive parcel of 11 acres or so of woodland with roadside access & part natural water supply on the edge of the village of Pencarreg. This parcel offers prospective purchasers an opportunity of purchasing an attractive woodland made up of a diverse range of species, it known to be predominantly covered by native broadleaf trees, including oak, ash, beech, and birch, creating a rich ecosystem that supports a variety of wildlife. There is an open area to the southern side of the site, backing onto open fields in remote surroundings, ideal for those with conservation/amenity pursuits at heart.

Location



Conveniently situated on the edge of the village of Pencarreg with roadside access whilst also being some 4 miles from the University Town of Lampeter & only 1.5 miles from the market town of Llanybydder.

Description



A diverse parcel of woodland being well fenced off, ideal for those with conservationist or amenity pursuits at heart, the woodland is gently sloping at the top, getting steeper as you reach the northern side towards the access. The woodland is known to be predominantly covered by native broadleaf trees, including oak, ash, beech, and birch, creating a rich ecosystem that supports a variety of wildlife, birdwatchers can expect to spot species such as woodpeckers, red kites, and buzzards, nesting among the treetops. There are open fields to the top end of the woodland along with running water (does sometimes dry up) creating a serene & peaceful atmosphere.

Access



Roadside access though the purchaser would need to improve the access in order to best navigate the woodland.

Mode of Sale



For sale by private treaty with offers expected to be in excess of £30,000.

Viewing

At any reasonable time by prior appointment via the selling agent.

Directions

What3Words: [infinite.pegs.cabin](https://www.what3words.com/?q=infinite.pegs.cabin)

From the Llanybydder crossroads, take the A485 north for 2 miles or so, through the village of Pencarreg, shortly after the entrance to the woodland can be found on your right hand side as identified by the agents for sale board.



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**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



39 HIGH STREET, **LAMPETER**,
CEREDIGION, SA48 7BB
Tel: (01570) 422395



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
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