



39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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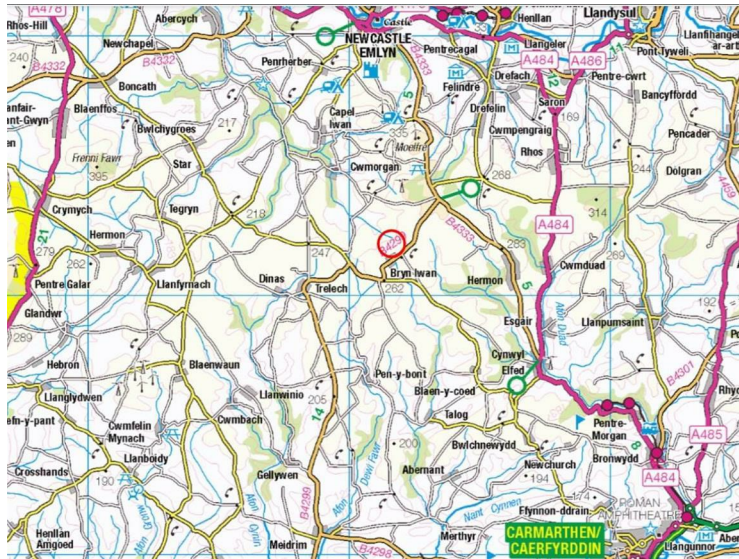


**Land at, Rhydhir Bryn Iwan, Cynwyl Elfed, Carmarthen, Carmarthenshire, SA33 6TG**  
**Guide Price £135,000**

An attractive parcel of some 15 acres of level pasture land conveniently located Just off the B4299 in the hamlet of Bryn Iwan, approx 6 miles South of Newcastle Emlyn and 9 miles North of Carmarthen.  
Divided into 2 fields with access along a shared hard based track, this is an ideal parcel of land for those buyers looking for extra land to add to an existing holding or for those looking for a stand alone parcel of land.



## Location



From Newcastle Emlyn take the B4333 roadway towards Cynwyl Elfed, at Maudlands crossroads take the second right turning onto the B4299 towards Trelech on entering the Hamlet of Bryn Iwan there is church on the right hand side turn immediately right along side it to the land as directed by the for sale boards.

Well positioned in a noted agricultural locality, being accessed off a shared hard based land some 100 yards off the B4299 road by the Evangelical church in Bryn Iwan.

## Description



An attractive parcel of land divided into 2 good sized fields being ideal for modern agriculture machinery. The land is level all laid to pasture bordered in part by woodland and with natural water supplies and mains available, subject to connection.

The land would make a great addition to a nearby property or farm as an additional parcel of land or alternatively as a stand alone parcel for livestock keeping, equestrian purposes or indeed amenity/conservation uses.

## Access

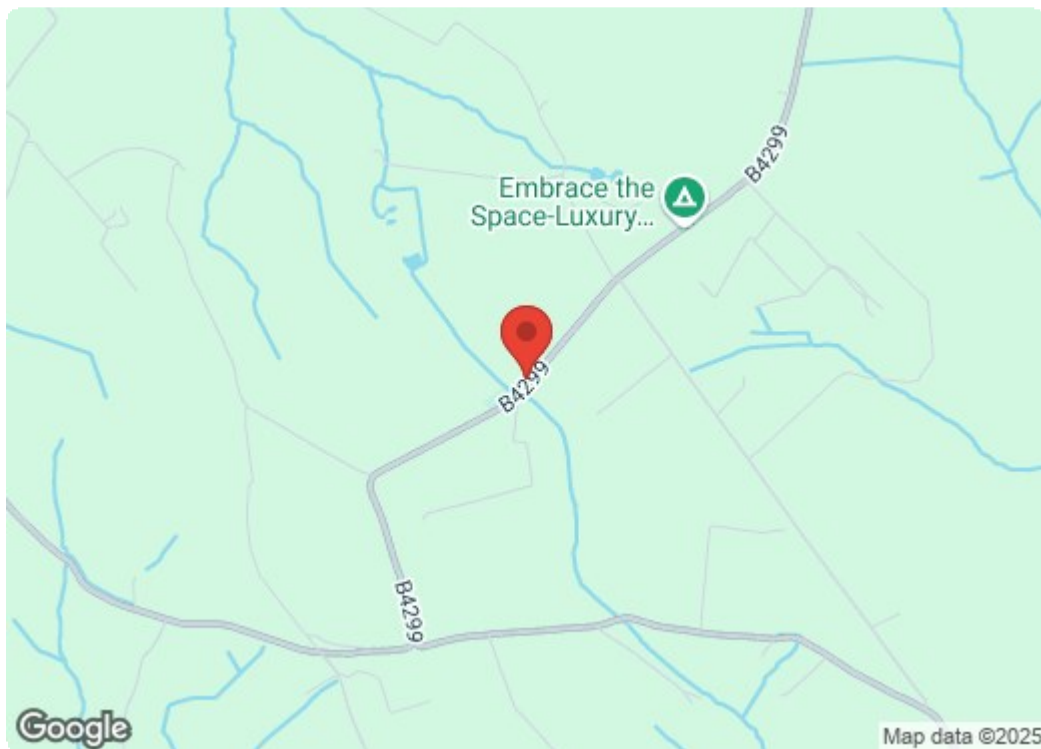
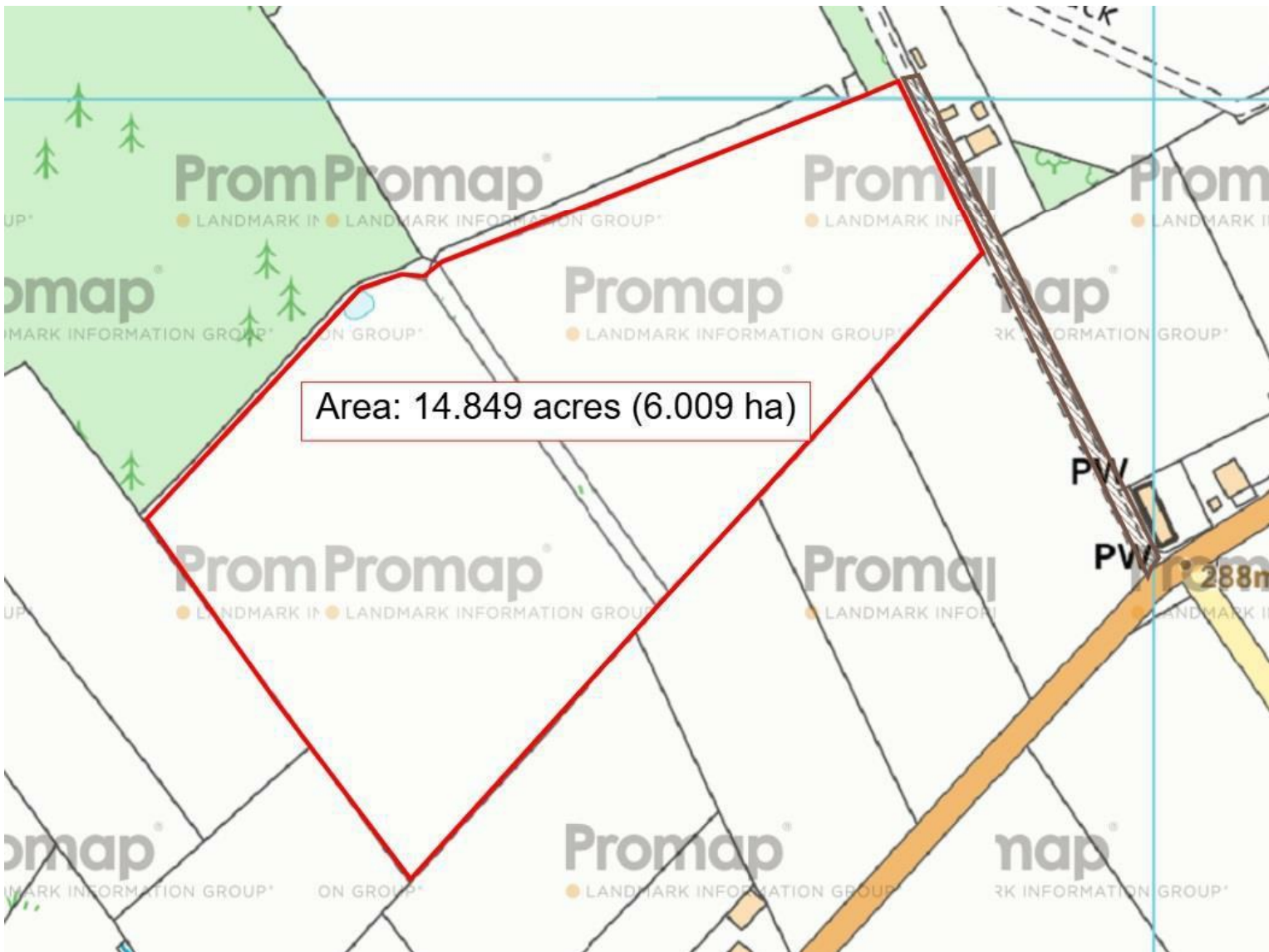
The land is accessed via a shared hard based lane that leads to Rhyddhir as shown by the brown route on the enclosed plan.

## Services

We are informed that mains water is available in the lane, subject to the purchaser being responsible for any connection charges or works.

There is natural water available in a small pond in one of the fields

## Directions



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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