

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB  
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### Land To the North of Rhiwdywyll, Tregaron, Ceredigion, SY25 6NN

**Asking Price £35,000**

A lovely parcel of approx 1.65 acres of land being ideal for a variety of uses, being level and dry land divided into two paddocks and ideal for those looking for a pony paddock, a tranquil retreat, to grow their own produce or keep small livestock.

Set just off a quiet district road, that leads to the iconic Soar y Mynydd Chapel and Llyn Brianne Dam, parcels of land in these locations are a rare find !

Approached via an initial shared access way to a hard based parking area with a small storage building and Kennel.



## Location



Delightfully located on a quiet roadway with dramatic scenery over a pretty valley towards the Cambrian mountains, only 1 mile from Tregaron.

## Description



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## Kennel Workshop



## Services



Natural water that flows into a small pond and is then piped to a trough for livestock drinking purposes

Directions







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		
<b>England &amp; Wales</b> 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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