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 OnTheMarket.com

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE  
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**Land adjoining Pwllcynbyd Farmhouse Rhydcymerau, Llandeilo, Carmarthenshire, SA19 7RA**

**Offers Over £30,000**

A RARE CHANCE TO BUY A BLOCK OF AGRICULTURAL LAND EXTENDING TO APPROX 3.6 ACRES IN ONE PASTURE ENCLOSURE, SOUTH WEST FACING WITH STREAM WATER SUPPLY, STORE SHED & STOCK ENCLOSURES. FRUIT TREES, FLOWERS, RICH IN WILDLIFE. OF INTEREST TO CONSERVATIONISTS OR THOSE WANTING TO OWN AN AGRICULTURAL FIELD IN A PEACEFUL, TRANQUIL SETTING.

FOR SALE BY INFORMAL TENDER: (GUIDE £30,000 +) TENDERS TO EVANS BROS. MART OFFICE LLANYBYDDER BY 12PM FRIDAY 20TH OF JUNE, 2025.



## Location



Lovely tranquil location, accessible off a shared lane, circa 0.8 mile from the Council road at Rhydcymerau. Approximately 5 miles from Llanybydder Market Town, 40 minutes North of Carmarthen Town.

## Description



A rare chance to buy a lovely piece of agricultural land being with a natural water supply, shelters & stock enclosures. The land is private & in one enclosure & is rich in wildlife therefore having high conservationist appeal.

## Entrance



## Store Shed

## Stock Enclosures



## Stock Shelter



of timber construction



## Access



Accessed via a hardcore shared track.

## Mode of Sale

The land is offered for sale by Informal Tender and Best and Final Offers are invited by 12PM FRIDAY 20TH OF JUNE, 2025.

Tenders should be submitted to Evans Bros Auctioneers & Estate Agents Llanybydder and will be accepted by email, post or in hand but must be in writing and received by the closing date.

The land is being sold with vacant possession on completion of the sale.

By entering this process the vendors are not obliged to accept the highest or indeed any offer made for the purchase of the property and reserve the right to end the tender process early or withdraw the property from the tender process

## Viewing

At any reasonable time.

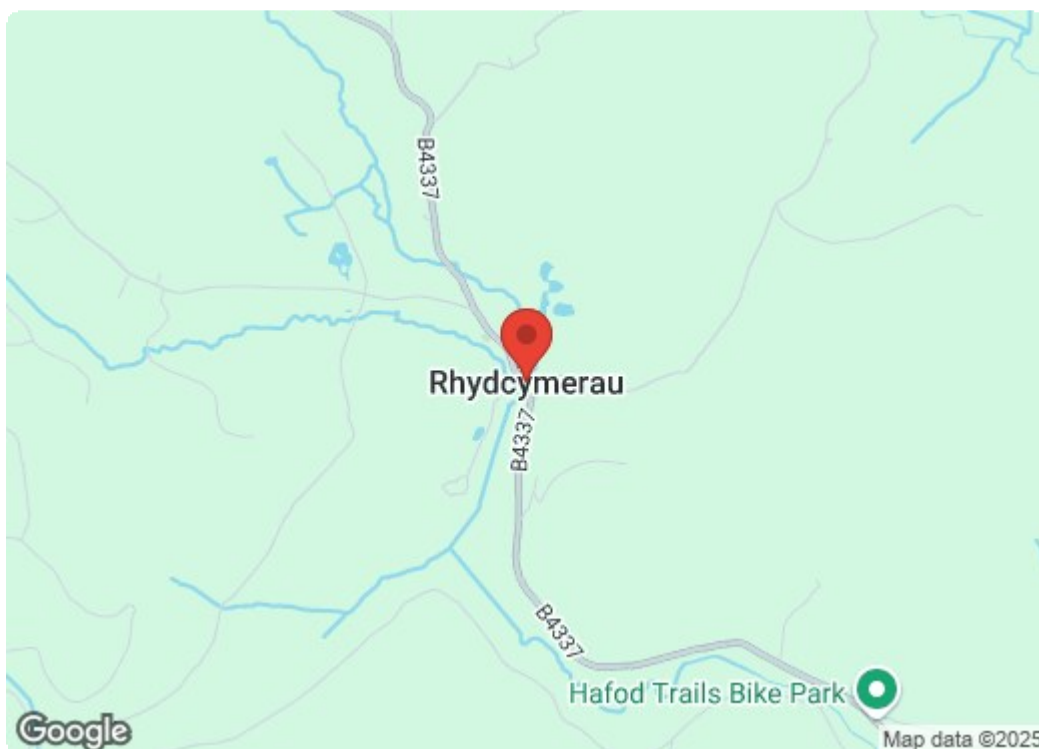
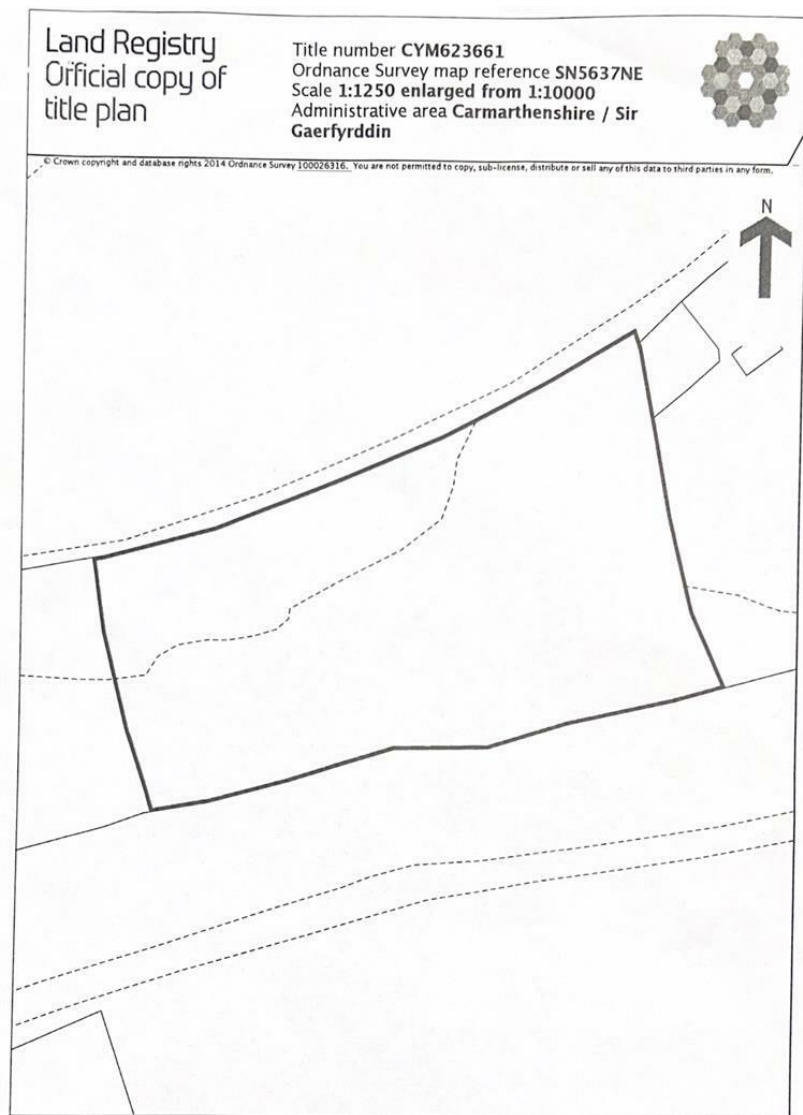
## Directions

What3Words: impulse.direct.emulated (Takes you to the track down to the land)

In the Village of Rhydcymerau, take the Llanllwni Mountain road. Proceed for a few hundred yards, passing various bungalows on your left. Take the 1st track left. Proceed for approximately 1 mile, the 3.6 is on your left, immediately after Pwllcynbyd Farm as identified by the Evans Bros for sale sign.

## Please Note

This is agricultural land & all paraphernalia associated with unauthorised use for leisure are to be removed.



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		
<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) 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		
<b>England &amp; Wales</b> 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  
Tel: (01545) 570462

**Evans Bros (Llanybydder) Limited, Registered in Cardiff No. 09298474, Directors** Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,  
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