

## Lot 2 - 78.67 Acres Rough Grazing Land, Gwaelod Y Maes, Llangennech, Llanelli SA14 8UY

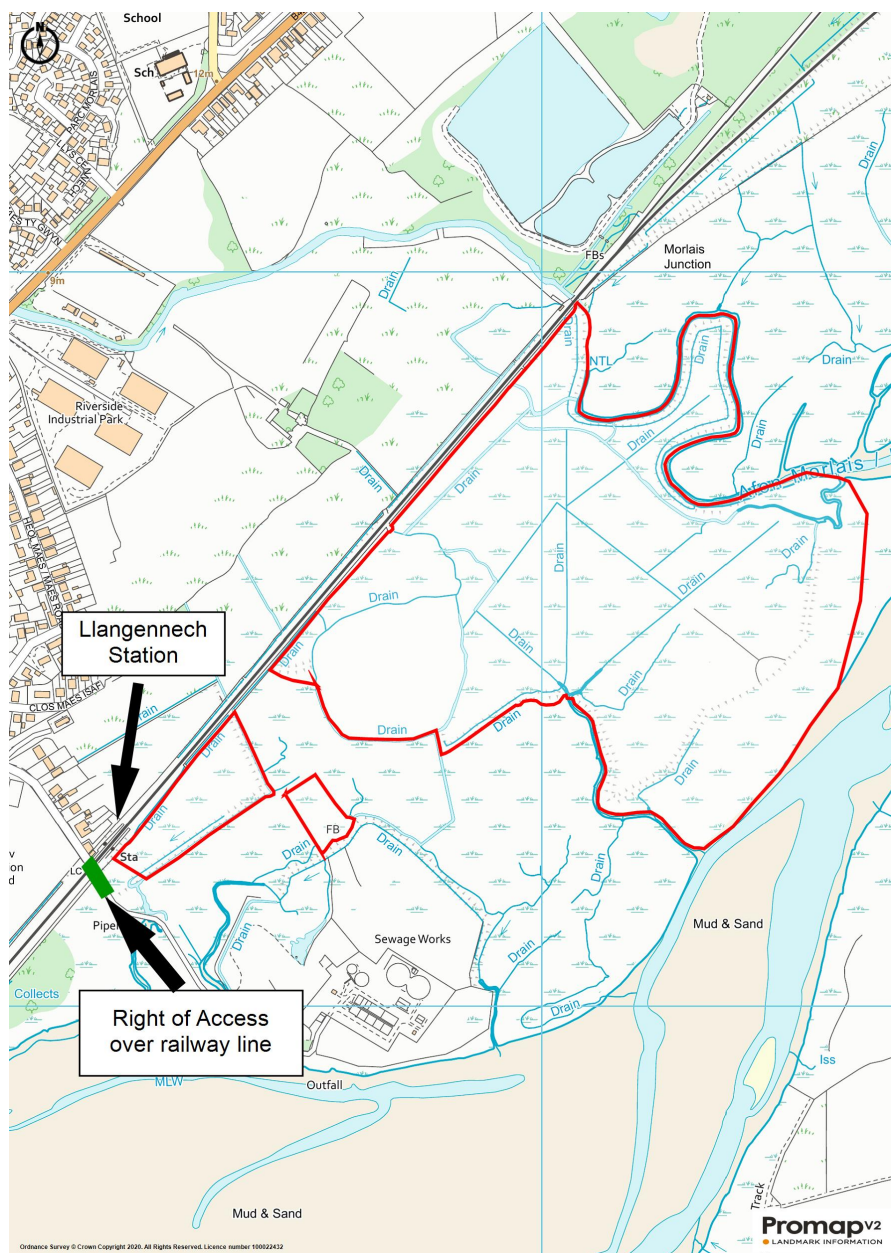
**£40,000 For Sale**

### Property Features

- 78.67 Acres of Rough Grazing
- Level Marsh Land
- Right of Access of Adopted Highway
- Seasonal Grazing

### Property Summary

A conveniently situated block of 78.67 acres of rough grazing marsh land suitable for seasonal grazing on the outskirts of Llangennech on the banks of the River Loughor.



## Full Details

### Tenure

The land is being sold with vacant possession of which forms part of registered title number CYM391882.

### Rights of Way, Wayleaves and Easements.

Sold subject to all existing rights of way, wayleaves and easements (if any).

The land benefits from a Right of Way over the railway crossing at Llangennech Station onto third party land, which leads to the land, as shown on the attached plan.

### Services

We understand that the property benefits access to natural water supply only.

### Basic Payment Scheme

There are no entitlements.

### Plans

Plans are prepared by Rees Richards and Partners for identification purposes only.

### Directions

From the M4 at Junction 48, head South-West on the A4138 towards Llanelli and Llangennech for some 0.5 miles. At the set of traffic lights, take the left turn onto the B4297 Pontarddulais Road into the village of Llangennech. Proceed for 1 mile on this road, by passing the village centre and turn left onto Heol Y Parc once you have reached the Bridge Inn on your right. Proceed on this road for 0.3 miles until you reach Llangennech Train Station and Railway Crossing. Access can be obtained by crossing on foot and by vehicle.

### Viewing

By appointment only via sole marketing agents only. Please ask to speak to Dylan Williams or Rhys James.