



4.55 acres at Pant Farm, Capel Dewi Road, Llangunnor, Carmarthen, Carmarthenshire SA31 2HY

£55,000 For Sale

Property Features

- 4.55 acre gently sloping field
- Two gated access points
- Field shelter
- Edge of river Towy
- Two fishing permits
- semi-rural location
- 1 mile to A40 and Carmarthen

Property Summary

A conveniently situated 4.55 acre gently sloping field suitable for grazing with field shelter with two direct access points off the B4300 highway adjoining the river Towy, on the outskirts of Llangunnor and 1 mile to the A40 and Carmarthen.



Full Details

Situation

The land is set in a semi-rural location on the outskirts of the village of Llangunnor and immediately south of Llangunnor Parish Church and north of the B4300 Capel Dewi Road. The A40 and Carmarthen town centre lies a mile to the west of the property.

The land benefits from two gated access points off the B4300 highway Capel Dewi Road.

Plan

The land can be identified by the attached aerial plan outlined in Red with X identifying field access points.

The land can also be identified by the attached lotting plan outlined in Orange (Lot 5).

Plans are provided for identifying purposes only.

Basic Payment Scheme

There are no entitlements included in the sale.

Wayleaves, Easements and Right's of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Fishing Permits

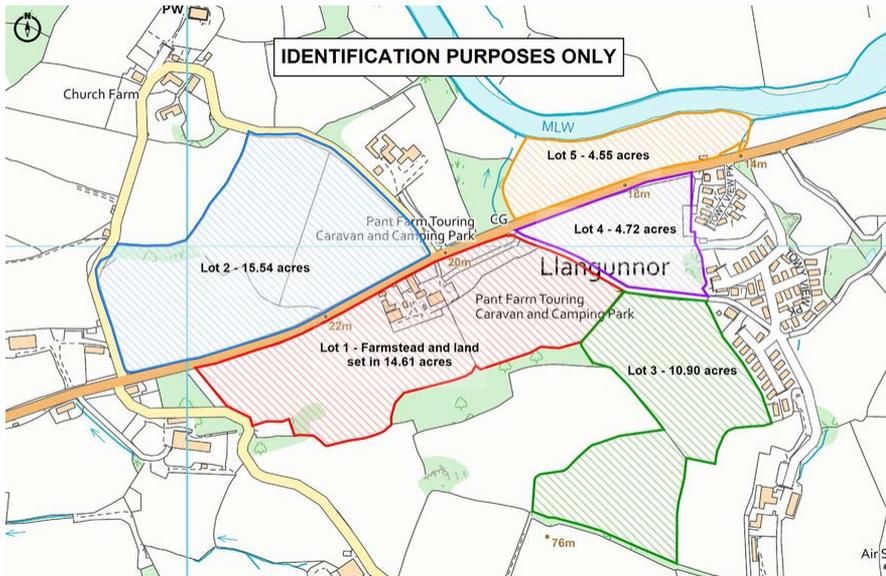
We are advised that there are no fishing rights along the river Towy, although the land benefits from the right of two fishing permits on the river itself

Tenure

The property is sold freehold with vacant possession upon completion of the sale.

Services

None.



Directions

From A40 PC World roundabout, turn off onto the B4300 sign posted Llangunnor and the Police Headquarters and proceed for 0.5 miles. Turn left signposted for Capel Dewi and Llanarthne and continue on the B4300 for a further 0.7 miles and pass both Brynderwen Care Home and Pant Farmstead on your right hand side. The first double gateway can be found opposite the cattle grid entrance signposted Byway and camping and caravan symbol sign for Pant Farm Touring Caravan Park, which adjoins Bryntowy Mansion. The second gateway can be found on your left hand side opposite Glantowy Lodge and Towy View Park homes.

Viewing

Please contact Rees Richards and Partners Carmarthen office on 01267 612021 for further information.

