



## Amenity Woodland lying off, Cwmfelin Road, Betws, Ammanford, Carmarthenshire SA18 2SW

**Under Offer: Offers in the region of £45,000**

### Property Features

- Approx. 14.39 acres in 2 parcels
- Amenity mixed broadleaf woodland
- Part 'Ancient Semi Natural Woodland'
- Roadside Frontage
- Natural water supply
- 2.5 miles Ammanford Town Centre

### Property Summary

A delightful parcel of well-established native broadleaf woodland offering good accessibility, ideal for recreational opportunities and a variety of leisure uses. Partly designated 'Ancient Semi Natural Woodland' Approx. 14.39 acres in two parcels.



## Full Details

### Description

A delightful parcel of well-established native broadleaf woodland offering good accessibility, ideal for recreational opportunities and a variety of leisure uses.

### Situation

In a rural location on the outskirts of Betws Ammanford with gated access off Cwm Felin Road. Approx. 2.5 miles Ammanford Town Centre.

### Directions

From Ammanford square head south west along A483 Wind Street turning left at the mini roundabout sign posed for Garnswllt/Betws. At the next roundabout take the 2nd exit onto A474 Ffordd William Walker. At the next roundabout take the 1st exit onto Heol Breuillet and after a short distance take the 4th exist at the roundabout onto Park Street. Keep on this road for approx. 1/2 mile then take a left onto Argoed Road and continue for a further 1/2 mile. Take the next right onto Cwm Felin Road and follow this for 3/4 mile whereby the gateway will be on your left hand side.

Nearest postcode: SA18 2SW

What3Words - Gateway ///tiling.static.sport

### The Land

Two seperate parcels either side of Cwm Felin Road of mostly mixed broadleaf woodland and woodland foraging clearings in part. Mainly gently sloping to being steep in parts.

### Rights of Way, etc.

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



## Services

None. Natural water supply (not tested).

## Basic Payment Scheme

It is understood that the land is not registered with no entitlements attached.

## Woodland

Part of land is designated by NRW as 'Ancient Semi Natural Woodland' under references 6000, 6014, 6015, 6045 further enquiries to NRW.

## Tenure

Freehold with vacant possession on completion.  
Part of Land Registry Title WA918739

## Viewing

At any time.

