



4.52 Acres in Llangain, Llangain, Carmarthen – SA33 5DN  
Offers in Region of £48,000

**jjmorris**.com



## 4.52 Acres in Llangain, Llangain

Carmarthen, Carmarthenshire

An excellent opportunity to acquire a small parcel of land extending to 4.52 acres or so being ideally suited for conservation and amenity purposes or equally suited as a pony paddock. Level to gently sloping and laid to permanent pasture the land has previously been used for both grazing and cropping purposes. There is a small area of hardstanding. Situated in a very pleasant setting boasting a far reaching countryside aspect yet very accessible to the county town of Carmarthen and the coastal village of Llansteffan.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Enjoying a rural location a mile or so from the village of Llangain and the B4312 roadway. The popular coastal village of Llansteffan lies within easy reach and provides a range of local services, whilst the county town of Carmarthen which provides a comprehensive array of commercial, educational and recreational facilities lies some 5 miles or so distant.

## **Situation**

Enjoying a rural location a mile or so from the village of Llangain and the B4312 roadway. The popular coastal village of Llansteffan lies within easy reach and provides a range of local services, whilst the county town of Carmarthen which provides a comprehensive array of commercial, educational and recreational facilities lies some 5 miles or so distant.

## **Directions**

what 3 words ///ultra.dampen.ruin - provides the location of the access point to the field  
what 3 words ///commoners.whispers.pocketed - the field for sale Proceed along the B4312 Llansteffan Road from Carmarthen, passing through the village of Llangain. After passing the village take a right hand turn signposted 'Llangynog', proceed along this road for a mile or so taking a right hand turning into a single track road which leads to 'Bryn' and 'Brynheulog'. Continue along the road passing both properties and access to the land is along the farm track. There is a parking space available next to the farm building along the lane.

## **Description**

An excellent opportunity to acquire a small parcel of land extending to 4.52 acres or so being ideally suited for conservation and amenity purposes or equally suited as a pony paddock. Level to gently sloping and laid to permanent pasture the land has previously been used for both grazing and cropping purposes. There is a small area of hardstanding. Situated in a very pleasant setting boasting a far reaching countryside aspect yet very accessible to the county town of Carmarthen and the coastal village of Llansteffan.

## **Services**

None are connected to the land. Tenure: Freehold with vacant possession upon completion. Local Authority: Carmarthenshire County Council. Access: To the land is via a right of access along the track to the land. Please Note: There is also no storage with this field and the nearby shed is not part of the land. Footpaths: Please note that NO footpaths cross the land, but a footpath does cross part of the lane only.

## **Parking Area**

There is a right to park to the side of the farm building along the track. This concrete pad provides parking for one vehicle.

## **General Remarks**

A small parcel of land ideally suited to those looking to acquire land which offers considerable environmental and lifestyle appeal in a beautiful countryside location.

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## JJ Morris Narberth

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