



## Woodland known as Allt Capel-Ifan, Llanddarog, Carmarthen – SA32 8BX

£150,000

\*\* A rare opportunity to acquire a approx. 16.78 acre parcel of mixed woodland,

\*\* including a variety of species, conifers, broadleaf etc.

\*\* All in a convenient setting

\*\* just off the A48 dual carriageway.

\*\*Viewing: By prior appointment.

**SITUATION:**

The Woodland occupies a most convenient setting just off the A48 dual carriageway that links Carmarthen to the M4 at junction 49. The land is located some 6 miles or so east of the large town of Carmarthen which has the benefit of an extensive array of amenities and facilities one would expect from the principal administrative centre of the area. Local services can be found within several nearby villages and the area.

**DIRECTIONS:**

A location plan is attached what 3 words:  
deflect.hogs.weeps

**DESCRIPTION:**

A plan of the land is attached for identification purposes only. The land is approached via a series of country lanes and then a compacted stone lane off the highway of a suitable width for access and extraction.

**THE WOODLAND:**

The Woodland comprises a mix of conifers and native broadleaf species within a reasonably fenced boundary and is gently sloping and level, and extends, in total, to 16.78 acres or thereabouts, inclusive of the access.

**SERVICES:**

There are no services to the woodland.

**TENURE:**

Freehold with vacant possession upon completion.

**LOCAL AUTHORITY:**

Carmarthenshire County Council, County Hall,  
Carmarthen, Carmarthenshire Tel. 01267 234 567.  
Viewing: By prior appointment.

**GENERAL REMARKS:**

This is a rare opportunity to purchase a mature parcel of woodland in a convenient setting within a mile or so of the A48 and being suitable for harvesting or an environmental or conservation project. The Woodland comprises a mix of species that may well suit a variety of conservation uses, and viewing is highly recommended.



