



## **Land adj to Pentremeurig Farm , Carmarthen, SA31 3ET**

**Guide price £180,000**

Two valuable agricultural fields conveniently located on the outskirts of Carmarthen.

LOT 1 comprises 13.61 Acres (5.51 Hectares) GUIDE PRICE £180,000

LOT 2 comprises 4.64 Acres (1.88 Hectares) GUIDE PRICE £70,000 SOLD

Both fields are currently laid to productive grass leys, are level to gently sloping.

Lot 1 has a natural water supply

Access off a quite country road

## LOCATION

Both fields have direct access off the quiet country road known as Pentremeruig Road, conveniently located on the outskirts of Carmarthen and enjoying a quiet real location with lovely views over the surrounding countryside.

## THE LAND

Both fields have recently been ploughed and reseeded ideally suited for grazing, equestrian or buyers who are looking to own a small manageable area of land

Can be purchased separately or as one lot.

LOT 1 SN 3820-8447



Gated access leads to this 13 acre field laid to pasture with natural water supply



LOT 2 SN3820-8573



4.5 Acres of level to gently sloping pasture which has the benefit of mains water.



#### OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address .

#### CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

Telephone Number 01267 240002

Out of Hours 07572310493

e mail [sales@bj.properties](mailto:sales@bj.properties)

#### OVERAGE CLAUSE

Due to its proximity to Carmarthen Town there is an overage clause for future development. Further details from the agent.

#### VIEWING

By appointment with the agents

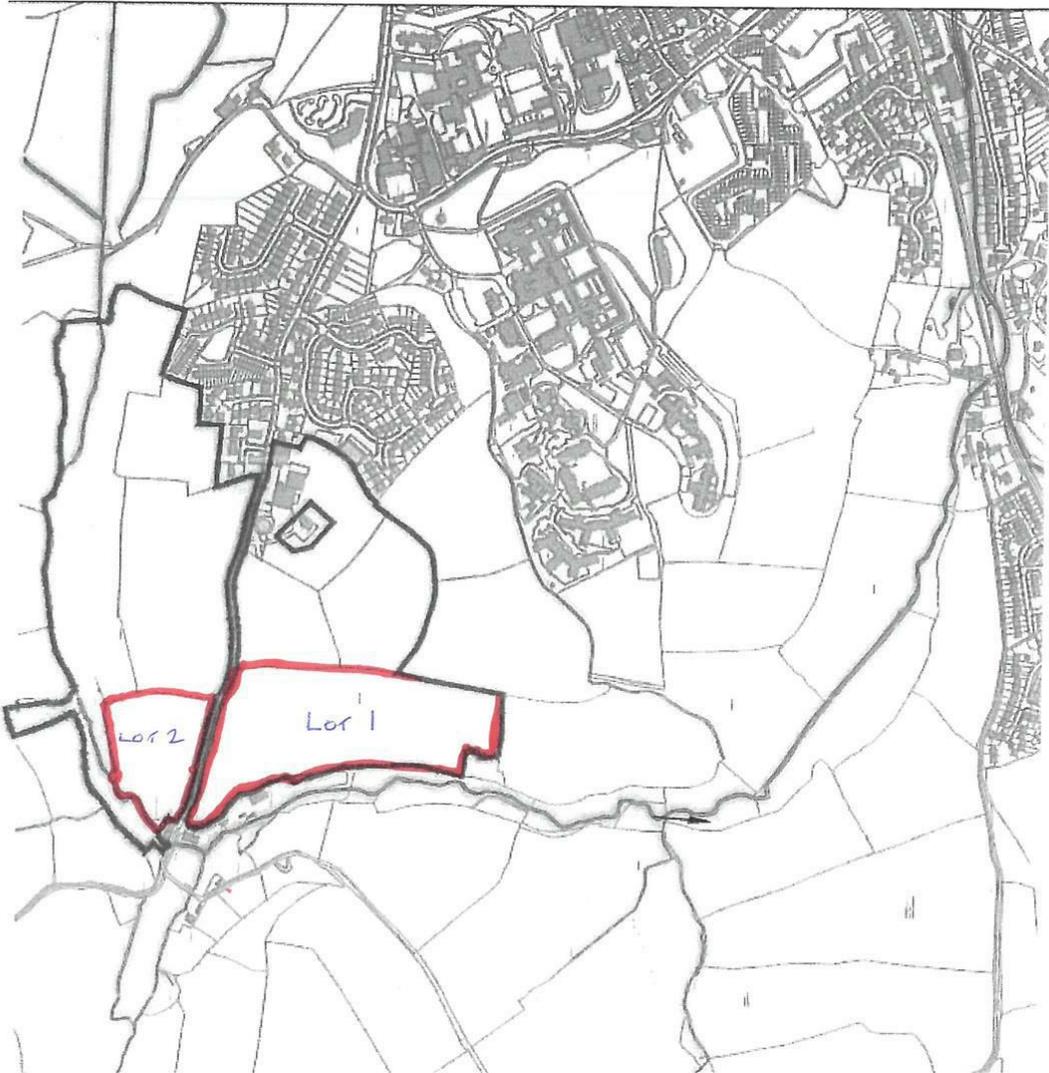
#### PLANS

Any plans provided are intended as a guide .

#### NB

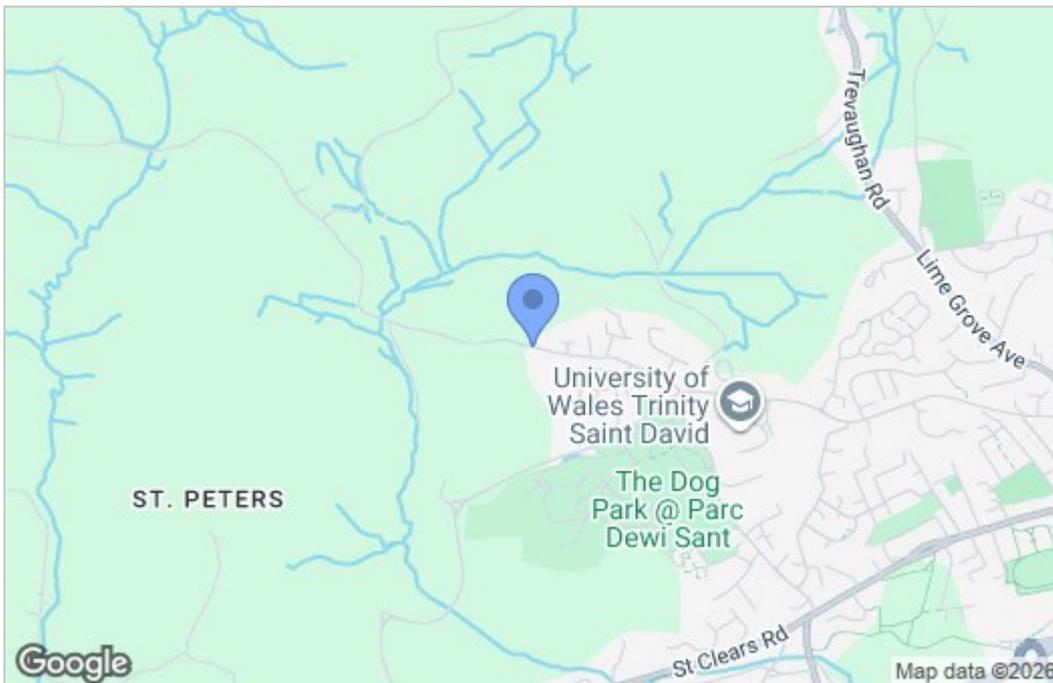
These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

## Floor Plan



Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

