

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- 25.70 ACRES OF PASTURELAND.
- CAN BE SOLD IN LOTS.
- 1 MILE HAMLET OF DINAS.
- 4.5 MILES LLANFYRNACH.
- 13.5 MILES ST. CLEARS.
- EXCELLENT FRONTAGE TO PRIVATE CONCRETED FARM LANE.
- CARMARTHENSHIRE/PEMBROKESHIRE BORDER.
- 2 MILES TRELECH AND B4299 ROAD.
- 8 MILES MEIDRIM. 12.5 MILES WHITLAND.

26 Acres of Land formerly part of
Ffynnonwen Farm
Trelech
Carmarthen SA33 6SQ

£195,000 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



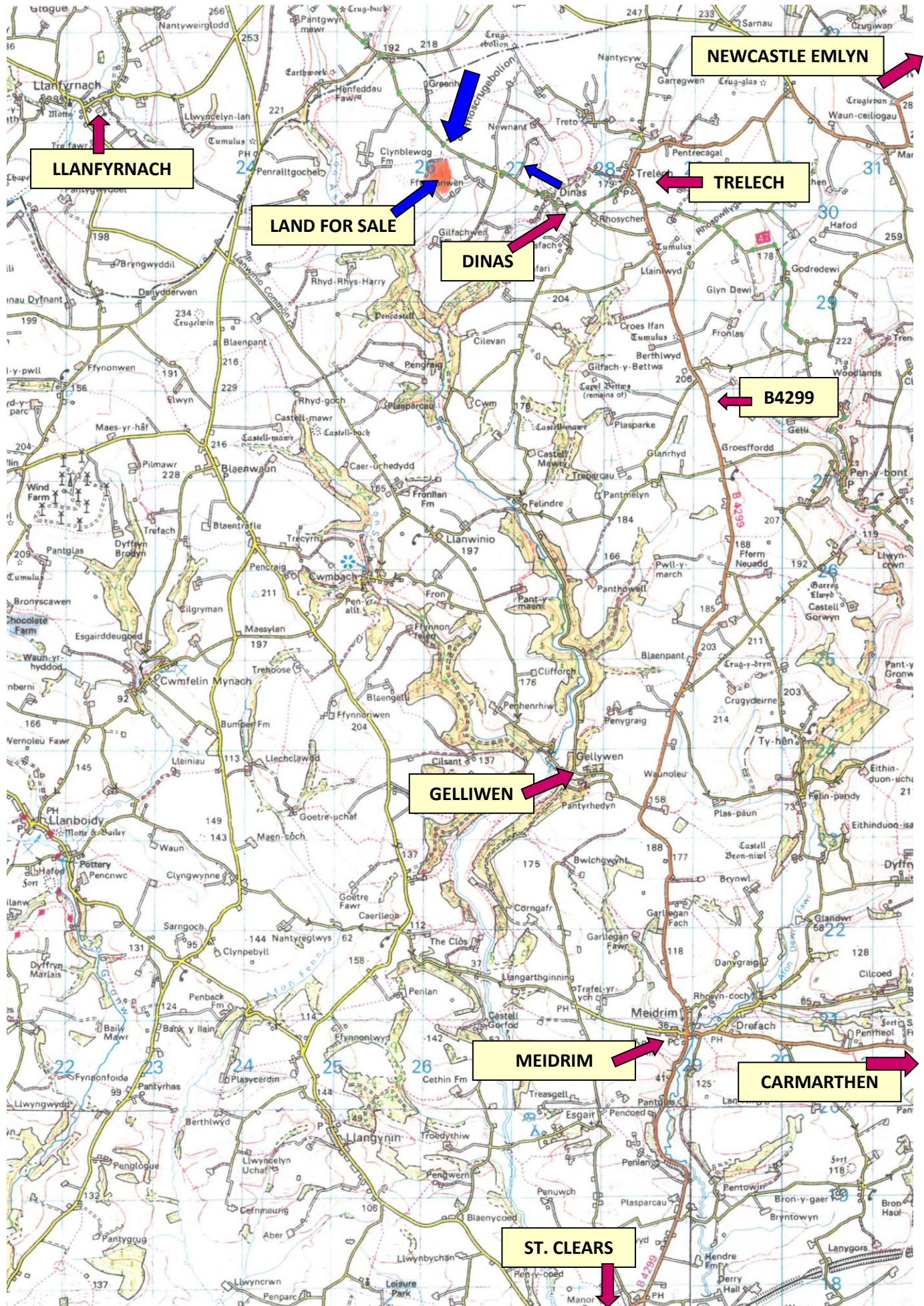
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

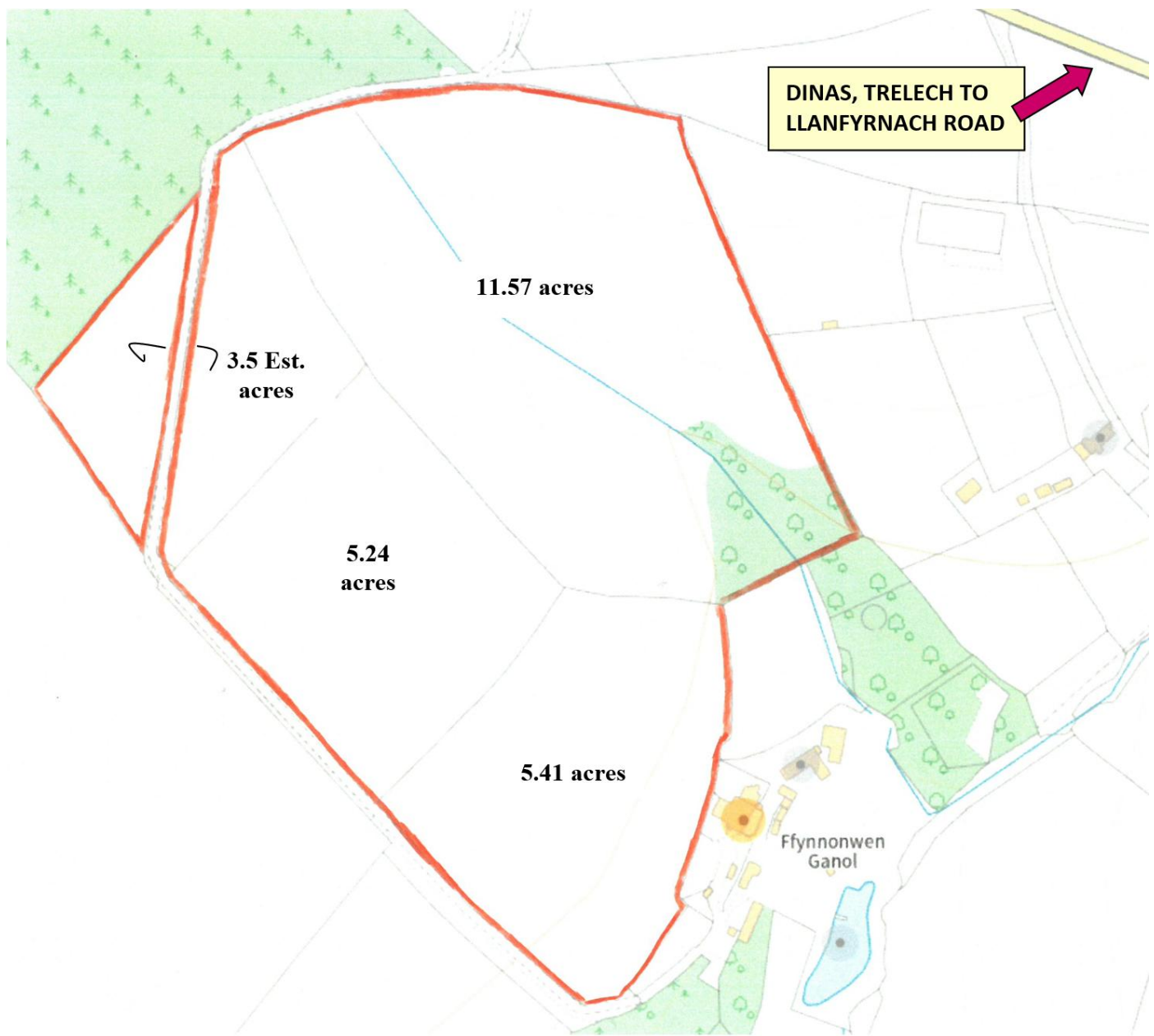
25.70 ACRES or thereabouts of level to sloping pastureland situated set back off the Council maintained road being approached via a hardcored/concreted farm lane onto which the land enjoys excellent road frontage being in **5 enclosures** enjoying a sunny southerly aspect within **1 mile of the hamlet of Dinas**, is within **2 miles of the rural village community of Trelech** and the **B4299 'Meidrim to Maudsland' Road**, is within **4.5 miles of the rural village of Llanfyrnach**, is within **8 miles of Meidrim**, is located some **12.5 miles north of the Market town of Whitland** and A40 trunk road, is within **13.5 miles of the town of St. Clears** and the land is located some **16 miles north west of the County and Market town of Carmarthen**





DIRECTIONS: - The land can be approached from the **Whitland, St. Clears or Carmarthen** directions. From **Carmarthen or St. Clears** travel to the **village of Meidrim** and take the **B4299 Trelech Road north**. Continue **past** the turnings for Gelliwen and Penybont and upon entering the **village of Trelech turn left** in the centre of the village for **Dinas/Gelliwen**. Continue for approximately a **third of a mile** and **turn first right**. Travel down into the **hamlet of Dinas** continuing **up and out** of the village continuing for **approximately 1 mile** and the **entrance** that leads to the land and 'Ffynnonwen Ganol will be found on your **left hand side just after** the farm entrance for **Ffynnonwen Fach** on the '**brow**' of the hill. Travel down this hardcored lane and as the lane **turns to concrete** the land will be found on your **left hand side**. **The postcode will take you to the property.**





NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

04.10.2025 - REF: 7125