

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **7.84 ACRES OF MATURE WOODLAND.**
- **6.3M WIDE OPEN FRONTED SHELTER/STORE.**
- **0.8 OF A MILE BRECHFA AND B4310 NANTGAREDIG TO LLANSAWEL ROAD.**
- **7 MILES NORTH OF A40 AND VILLAGE OF NANTGAREDIG.**
- **EXCELLENT ROAD FRONTAGE.**
- **GATED ACCESS AND TRACK. CLOSE TO BRECHFA FORREST.**
- **5 MILES LLANLLAWDDOG AND A485 CARMARTHEN TO LAMPETER ROAD.**
- **11.5 MILES NORTH OF CARMARTHEN.**

7.84 Acres of Woodland
fronting the Llanllawddog Road,
Brechfa, Carmarthen SA32 7QP

£59,950 OIRO
FREEHOLD

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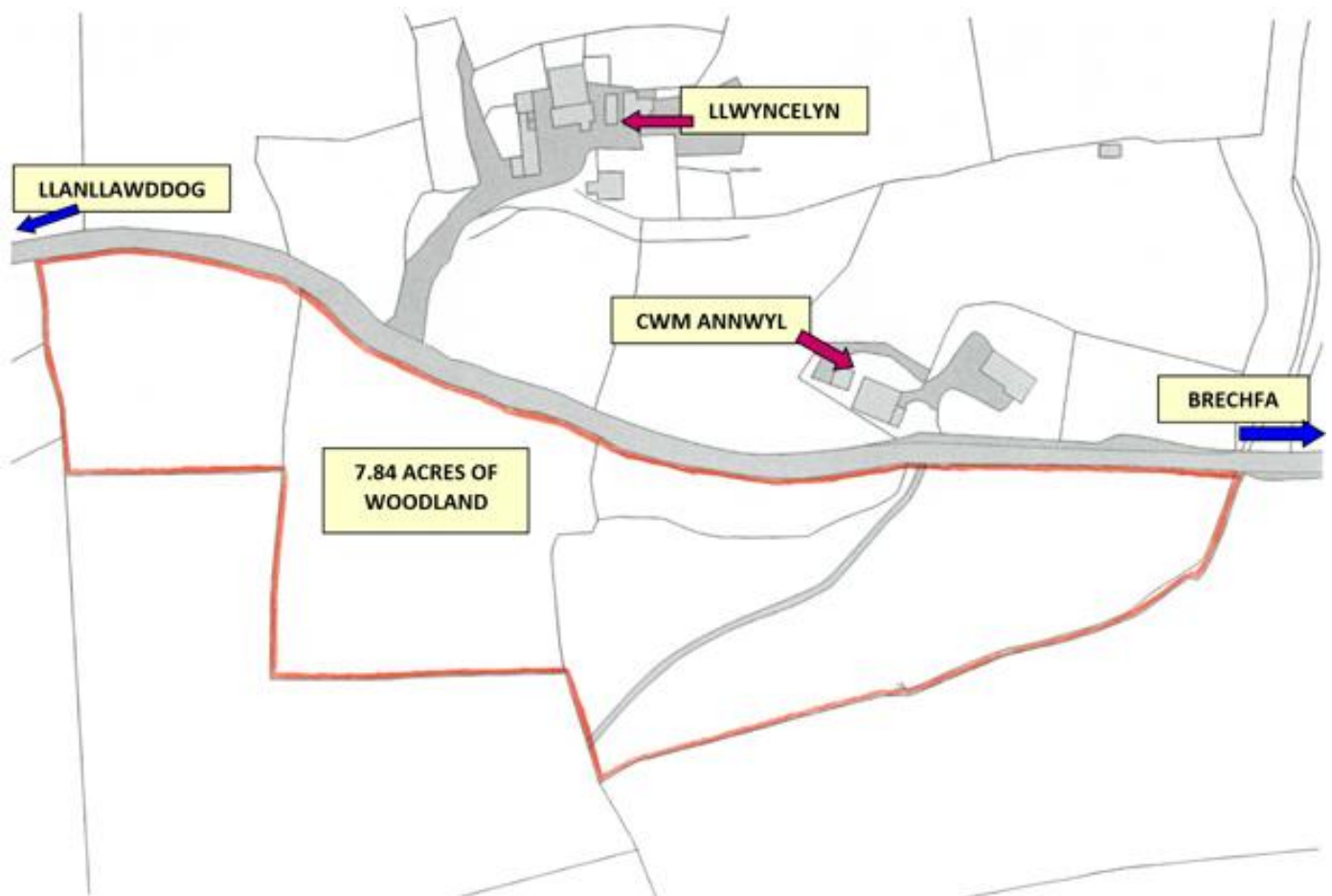
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



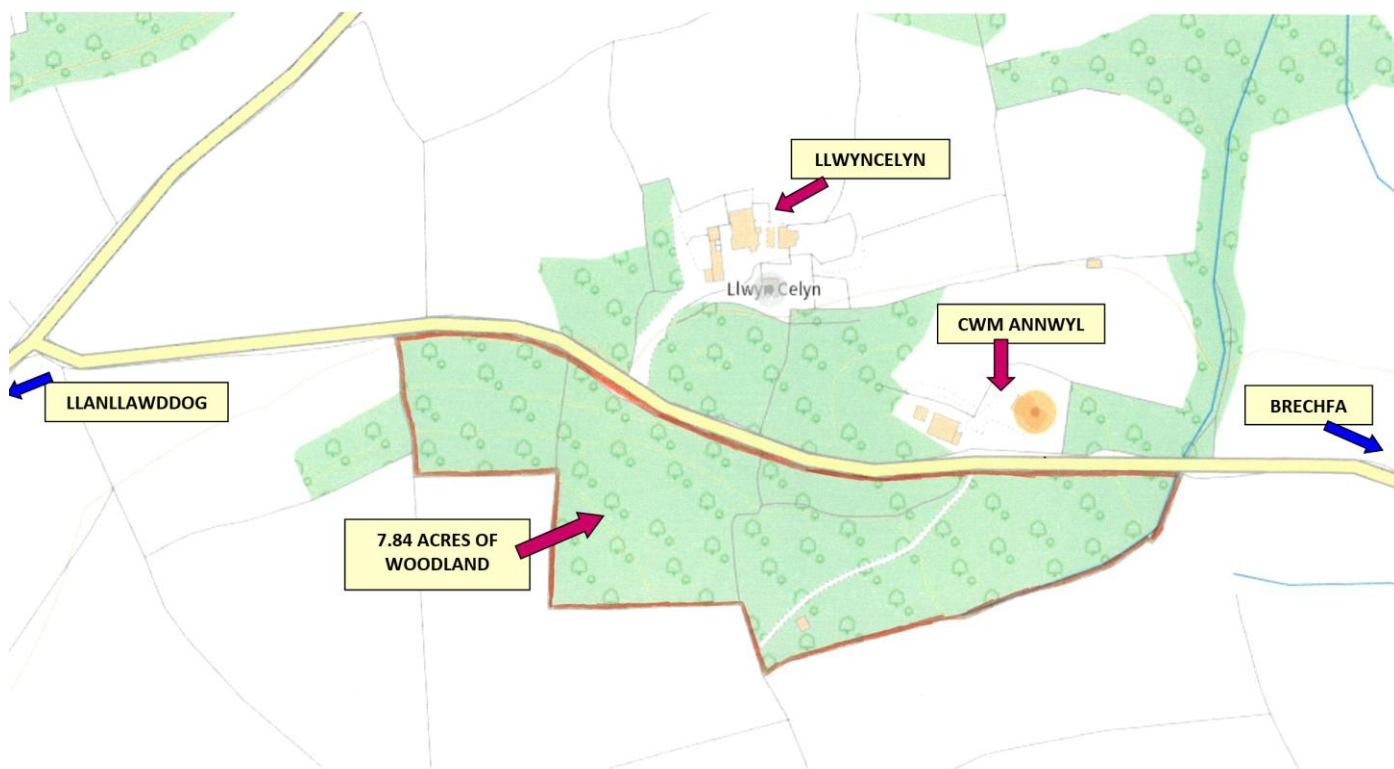
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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.

7.84 ACRES or thereabouts of MATURE WOODLAND enjoying excellent frontage to the **Brechfa to Llanllawddog Class III Council maintained road** of approximately 320 metres and located within **0.8 of a mile of the rural village community of Brechfa and B4310 'Nantgaredig to Llansawel Road'**, is within **5 miles of the village of Llanllawddog and A485 'Carmarthen to Lampeter' trunk road**, is located some **7 miles north of the 'Carmarthen to Llandeilo' A40 trunk road and village of Nantgaredig**, is located within **8 miles of the village of Llanllwni and A485 trunk road** via 'Llanllwni mountain', is located some **12 miles north east of the County and Market town of Carmarthen** and the woodland is located within **16.5 miles of Llandeilo**. The rural village of **Llansawel and B4337 road** is some **8.5 miles distant**.





NOT TO SCALE AND PROVIDED FOR IDENTIFICATION PURPOSES ONLY

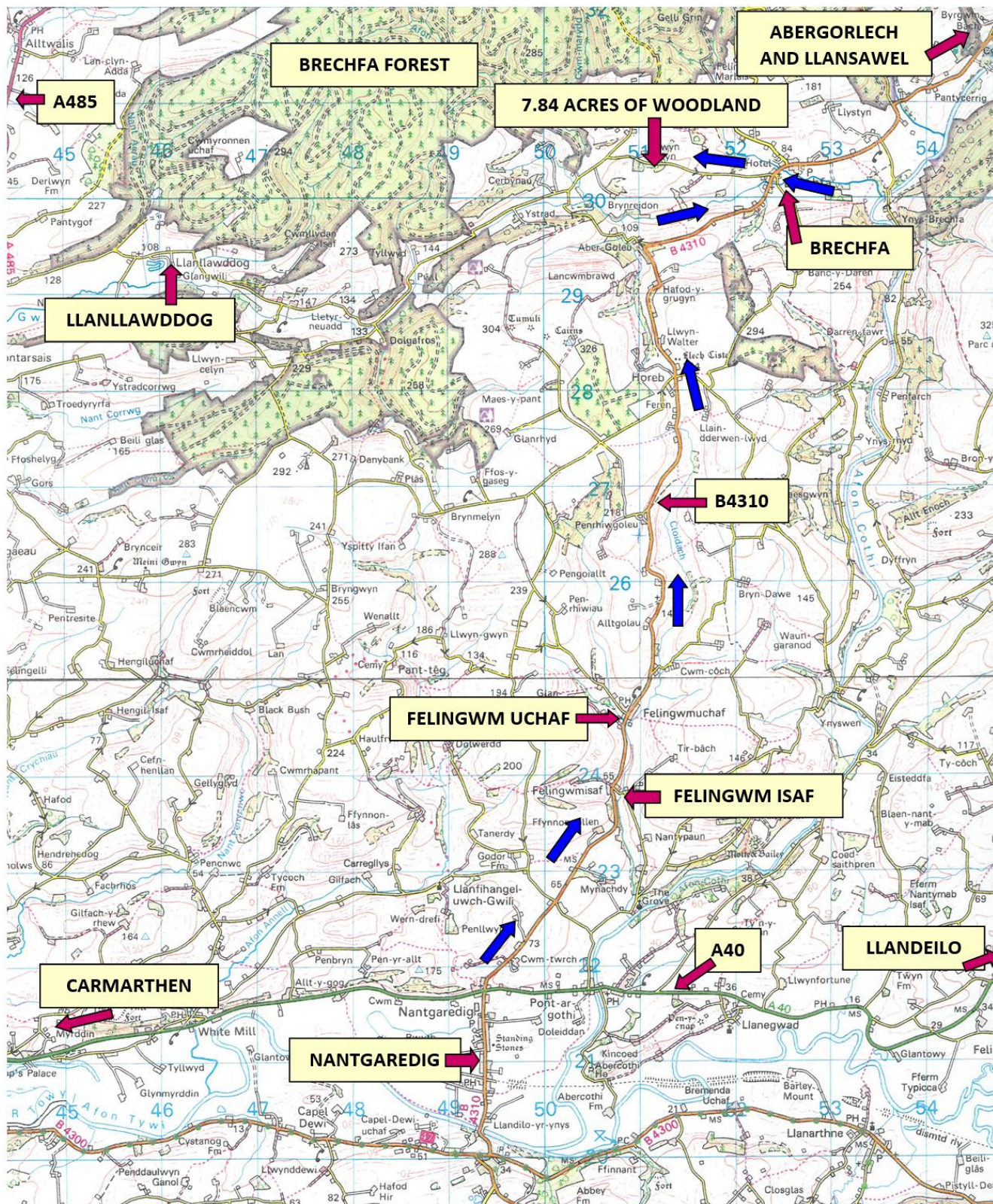


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DIRECTIONS: - From Carmarthen take the A40 trunk road east towards Llandeilo and at the '**square**' in Nantgaredig turn left for Brechfa/Abergorlech/Llansawel B4310 - **signposted**. Travel up this road passing through the hamlets of Felingwm Isaf and Felingwm Uchaf carrying on through Horeb and upon **entering Brechfa** travel past the Cemetery and Chapel over the stone parapet walled bridge and **turn first left just before** the '**Forest Arms**' Public House and Restaurant for Llanllawddog (signposted). Travel along this Class III Council maintained road for **approximately 1 mile** passing the entrance for '**Gilfach Goch**' Farm and the woodland will be found on your **left hand side OPPOSITE** the turning for the property known as '**Cwm Annwyl**'.

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

09.07.2025 - REF: 7080