



**Land & Sheds At Llain
For Identification Only**

Land & Outbuildings At Llain, Llangynin, St Clears – SA33 4JY

Offers in Region of £299,950





Land & Outbuildings At Llain, Llangynin

St Clears, Carmarthenshire

An excellent opportunity to acquire a block of agricultural land with a range of farm buildings and a generous yard, extending to approximately 19.49 acres in total. The property is conveniently situated within the village of Llangynin, West Carmarthenshire. The land is gently sloping, well-fenced, and has most recently been used for general sheep grazing. Access to the yard, buildings, and land is directly off the main village road, offering ease of access and making this an ideal purchase for those looking to expand their farming enterprise.



Situation

The property is located in a most convenient setting within the small village of Llangynin which lies a mile or so north west of the small town of St Clears which has the benefit of a good range of local services and facilities. The A40 dual carriageway which provides an excellent link to the larger town of Carmarthen, some 10 miles or so to the east lies within easy reach as indeed do the towns of Whitland, Narberth, etc and the superb scenery of the west Wales coastline. The property enjoys an outlook over the surrounding countryside.

The Buildings

There are 4 sheds altogether, comprising an adjoining block of 3 and 1 stand alone. Please see our floor plans for shed dimensions. There is power and water connected.

The Land

Please see our plan attached for identification. The land basically comprises 3 main fields with mature hedgerow boundaries and recent stock fencing creating internal paddocks, currently used for sheep grazing. There is mains water to the land.

Access

There is a hardstanding access track from the main village road, which is partly shared, with gated access leading into the land and yard.

Services & Extra Info

Mains water is connected.

Tenure: Freehold

Anti Money Laundering (AML)

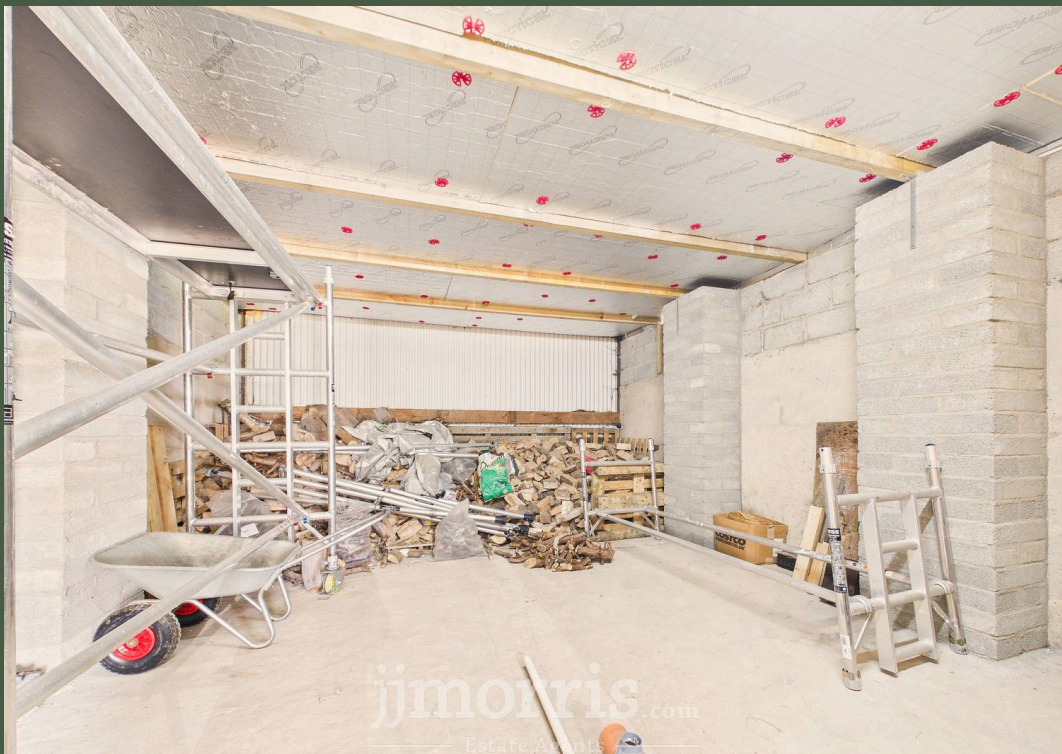
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Directions

From the town of St Clears, pass the Spar mini-market and take the right hand turning for Llangynin. Follow the signs to the village for approximately 3 miles or so. Just as you come into Llangynin, you'll see on your left hand side a modern red brick house called Llain, go past the dwelling and the next entrance on your left is the shared track which leads to the yard and land. What3words Location: [///always.wound.shortcuts](https://www.what3words.com/always.wound.shortcuts)

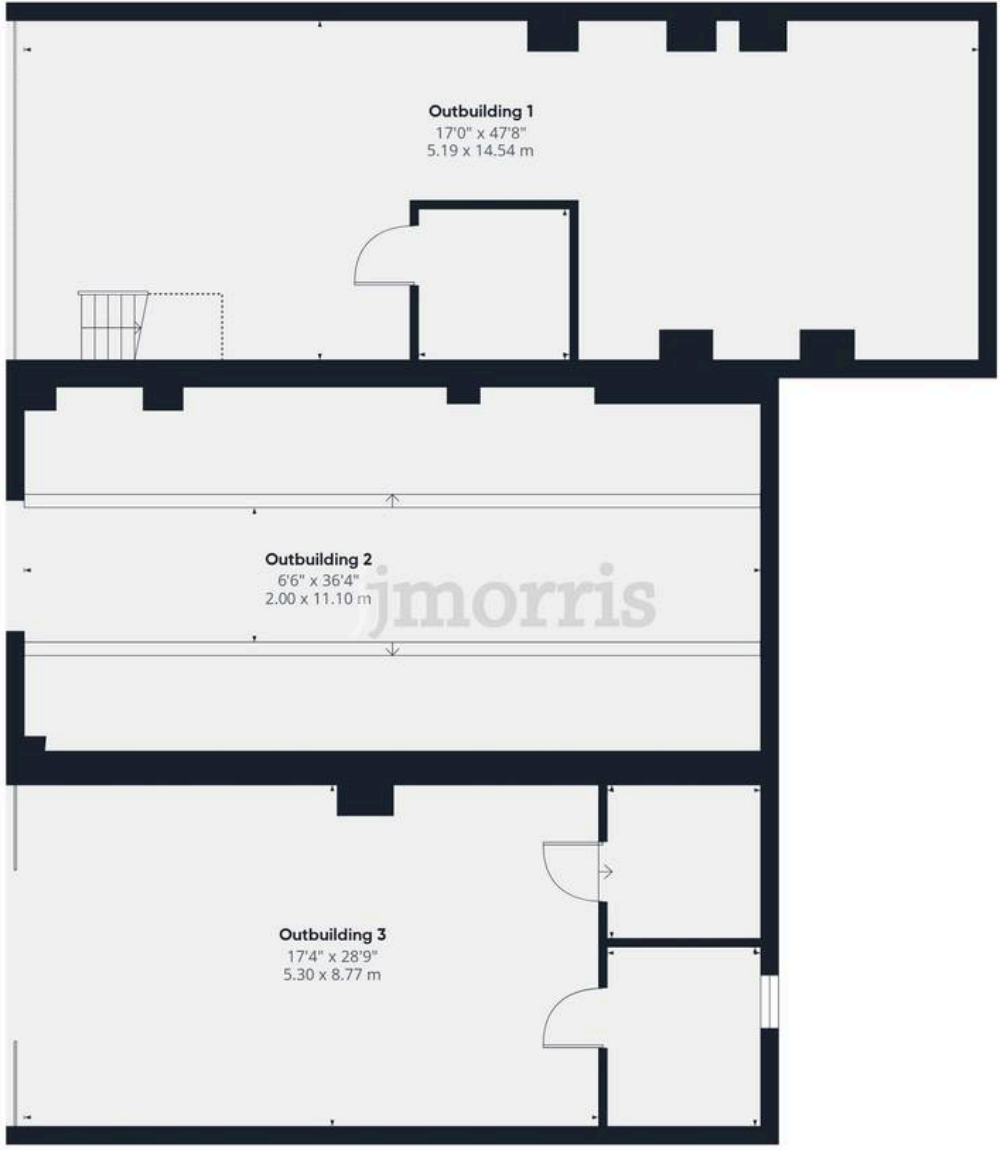




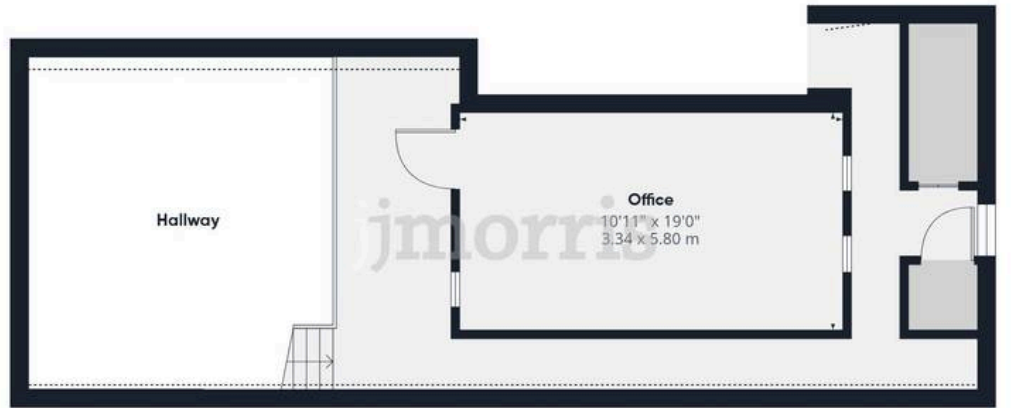








Floor 0 Building 1



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Outbuilding 4
44'5" x 21'0"
13.56 x 6.40 m





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