



For Identification Only

Google Maps

Land Adjacent To Underwood, St Clears, Carmarthenshire – SA33 4N

Offers Over £200,000





Land Adjacent To Underwood, St Clears

Carmarthenshire

Approximately 27 acres or thereabouts, of excellent level pasture / grazing land, situated approximately 2 miles from the town of St Clears, along the Llansteffan road and down a shared private track.



Situation

The land is situated down a private lane, roughly 1 mile in distance from the council road. You pass through a farm, plus a small number of other properties, until the lane then turns into a private access tarmacked road to just two smallholding properties, and this land was formally part of the smallholding called Underwood. From this location, it is within easy driving distance to the Main A40 road connecting to St Clears town, being only 2.8 miles distance. The What3words location markers for this land is:

///submerge.rumble.compounds ///fizzy.shears.spouting ///jungle.fidgeted.entertainer
///regal.escalates.peach ///presenter.contrived.skylights and
///channel.fetching.suspends

Services & Extra Info

We understand mains water is connected to the land by way of drinking troughs. The land is well fenced and easily accessed with 5 bar gateways. The land is of excellent quality pasture, having been regularly cut and well looked after for many years by the seller.

Directions

From St Clears, travel on the main A40 in the Carmarthen direction and take the right hand turning by the Chapel for Llan-y-bri and Llansteffan. Travel along this road for about half a mile until you see on your left hand side the private lane which proceeds down to the land, as identified by our JJMorris pointer sign.

Anti Money Laundering

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.





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