



20.28 Acres or thereabouts of Agricultural and Amenity Land at, Tresissyllt, St Nicholas – SA64 0LJ

£120,000 Freehold

- Fronting the Trefasser to Tregwynt Council Road, a valuable Block of Agricultural and Amenity Land which extends to 20.28 Acres or thereabouts.
- The Land includes clean Pasture Land, Scrub Land, Woodland and Amenity Land and is either level lying or gently sloping with a south easterly aspect.
- Of the total acreage, there is approximately 9 Acres or thereabouts of clean Pasture Land whilst the remainder is either Scrub Land, Woodland or Amenity Land which is considered to be reclaimable.
- It has 2 Field Gate Accesses' onto the Council Road and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.

Situation

Tresissyllt is a small Farm which stands on the North Pembrokeshire Coastline some 7 miles or so south west of the Market Town of Fishguard. Tresissyllt is situated within a half a mile or so of the hamlet of Tregwynt which is renowned for it's Woollen Mill and having a cluster of Dwellings. Within a mile or so is the well known village of St Nicholas which benefits a Church and a Community/Village Hall (former School).

Market Towns

Within 7 miles or so is the Market Town of Fishguard which benefits a good Shopping Centre and a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station/Store, Repair Garages, a Post Office, Library, a Cinema/Theatre and a Leisure Centre. The twin Town of Goodwick is within 6 miles of the Property and has the benefit of a few Shops, a Supermarket, Petrol Filling Station/Store, 2 Fish & Chip Shop Cafés/Take-Away's, Repair Garages, a Timber Merchants and a Café. There is also a Railway Station. The County and Market Town of Haverfordwest is some 17 miles or so south east and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and a Hospital at Withybush.

Pembrokeshire Coastline and National Park

The Pembrokeshire Coastline at Aberbach is within a half a mile or so of Tresissyllt and also close by are the other well known sandy beaches and coves at Abermawr, Pwllcrochan, The Parrog, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay. Tresissyllt stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Road and Rail Links

There are good road links along the Main A40 from Letterston to Haverfordwest and Carmarthen and the A48 and M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. Fishguard Harbour is within a half a mile or so of Goodwick and is renowned as a Ferry Terminal for Southern Ireland.

Directions from Fishguard

From Fishguard, take the Main A487 road south west in the direction of St Davids for some 4 miles and upon reaching the first set of crossroads, take the turning on the right signposted to St Nicholas. Continue on this road for approximately a mile and upon reaching the next set of crossroads, turn left for Tregwynt Woollen Mill. Proceed on this road for three quarters of a mile or so and take the first turning on the right for Tregwynt Woollen Mill. Proceed through the hamlet of Tregwynt and upon reaching the "T" junction with the Trefasser to Tregwynt Council Maintained Road, turn right for Trefasser. Proceed on this road for half a mile or so and the Land concerned is situated on the right hand side of the road. A "For Sale" Board is erected on site.

Directions from Haverfordwest

Alternatively from Haverfordwest, take the Main A40 road north for some 10 miles and in village of Letterston, take the turning on the left onto the B4331 Road, sign posted to Mathry and St Davids. Continue on this road for 2 ½ miles or so passing through the hamlet of Castlemorris and a mile or so further on and upon reaching the Main A487 Fishguard to St Davids Road, turn right for Fishguard. Proceed on this road for a mile or so and upon reaching the first set of crossroads, turn left for Tregwynt. Proceed on this road for a mile or so passing the first turning on the right and upon reaching Tregwynt House, follow the road 90° to the right. Proceed down the hill and continue past the turning on the right for Tregwynt Woollen Mill and continue up the hill towards Trefasser. Proceed on this road for approximately half a mile and the Land concerned is situated on the right hand side of the road. A "For Sale" Board is erected on site.

What3words

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Description

The Land concerned extends to 20.28 Acres or thereabouts and comprises of a Block of Agricultural and Amenity Land. The Land includes approximately 9 Acres or thereabouts of clean Pasture Land, whilst the remainder is Rough Grazing Land, Scrub Land and Woodland which is bisected by a stream. There are 2 Field Gate Accesses' to the Land off the Trefasser to Tregwynt Council Maintained District Road at or around points "A" and "B" on the Plan. The Land is either level lying or gently sloping with a south easterly aspect. O.S. No. 3515 and extending to 6.41 Acres or thereabouts would in our opinion, be reclaimable. The boundaries of the above 20.28 Acres or thereabouts of Land is edged in red on the attached Plan to the Scale of 1/2500.

Services

There are no Services connected to the Land although we understand that Mains Water and Electricity are available in the vicinity of Tresissyllt.

Tenure

Freehold with Vacant Possession upon Completion.

Anti Money Laundering and Ability To Purchase

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.

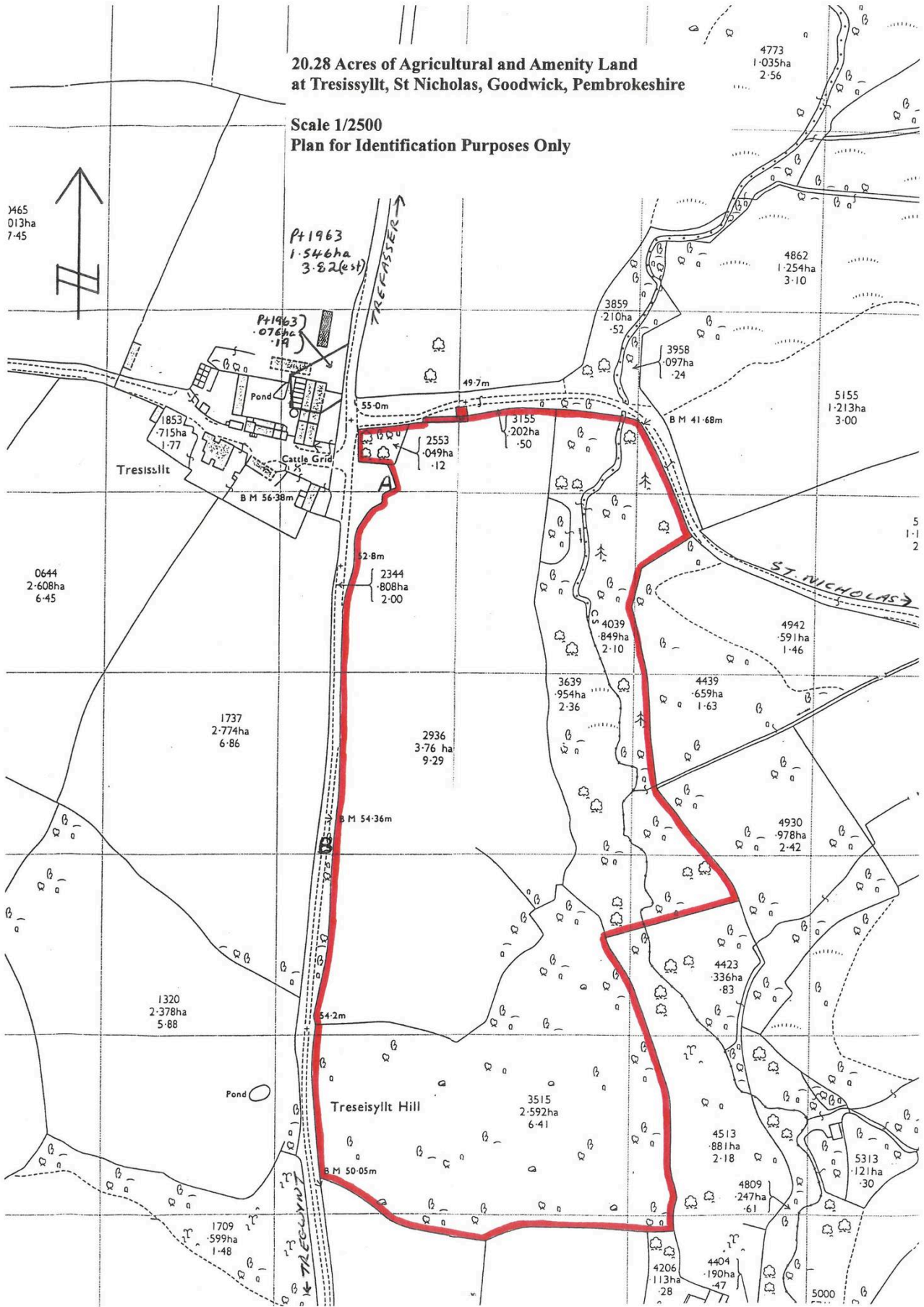
Remarks

Rarely do Blocks of Agricultural/Amenity Land on this nature appear on the Open Market and the opportunity to purchase should not be missed. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



**20.28 Acres of Agricultural and Amenity Land
at Treseisyllt, St Nicholas, Goodwick, Pembrokeshire**

**Scale 1/2500
Plan for Identification Purposes Only**



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