



For Identification Purpose Only

8.4 Acres Of Land Llanycefn, Llanycefn, SA66 7XT

Offers in Region of £79,950

Contact Narberth Office

 Hill House, High Street,
Narberth, Pembrokeshire SA67 7AR

 01834 860260

 narberth@ijmorris.com

ijmorris.com

8.4 Acres Of Land Llanycefn

Llanycefn

An opportunity to acquire an excellent parcel of grazing land, measuring approximately 8.4 acres, ideal for equestrian enthusiasts, hobby farmers, or those seeking a rural investment.

This attractive parcel comprises a fenced level field with an adjoining paddock, providing ample space for livestock or a variety of agricultural uses.

A small barn offers valuable storage or shelter, enhancing the versatility of the land. We understand from the seller that the land enjoys mains water and electric connections in situ (requiring re-connection), presenting excellent potential for further development or adaptation to suit individual requirements. Accessed via a shared private track, the property enjoys a peaceful and secluded position, yet remains within easy reach of Llanycefn and Llandeilo.

Early viewing is highly recommended to appreciate the full potential and flexibility this land offers.

Situation

The land is situated in the village periphery of Llanycefn, found within the middle of the coastal county of Pembrokeshire. The land is set roughly 30 meters down a shared private track, accessed off the Llanycefn to Llandeilo road.

Planning Status

The land is classed as agricultural land only.

Directions

From the town of Narberth, take the B4313 road towards Maenclochog, turning right signposted for Llanycefn. Once at the 5 junction crossroads, take the road signposted for Llandeilo. Travel until reaching a small thatched cottage on the left hand side, which is immediately opposite the shared track leading to this land.

Utilities & Services.

Electric: In situ but not connected.

Water: In situ but not connected.

Drainage: None.

Local Authority: Pembrokeshire County Council

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: Roadside Entrance - [///tested.torched.prettiest](#) Land - [///rinsed.clogging.comically](#)



For Identification Purpose Only



For Identification Only





For Identification Purpose Only

JJ Morris Narberth

J J Morris, Hill House – SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

These particulars are provided for guidance only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information, descriptions, measurements, floor plans, and other details provided, they should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection and other enquiries as to their accuracy. Photographs, drone imagery, virtual tours, and other marketing