



**Enclosure 0907 Adj Llwynteg , Pontrhydfendigaid
Aberystwyth Ceredigion SY25 6BL**

Guide price £45,000



For Sale By Private Treaty

A valuable edge of village 4-acre enclosure with outbuilding.

Enclosure 0907
Near Llwyn Teg
Pontrhydfendigaid
Ceredigion

DESCRIPTION



The field abuts the A4343 Pontrhydfendigaid to Ffair Rhos road on the outskirts of the village as highlighted on the OS plan.

The enclosure amounts to 3.93 acres and is gently sloping in nature and capable of being cropped. The field is currently down to pasture and is suitable for agricultural, equestrian and horticultural purposes. A modern general-purpose outbuilding (see plan) is also included in the sale.

SITUATION/ DIRECTIONS

WHAT3WORDS: - achieving.almost.recruiter

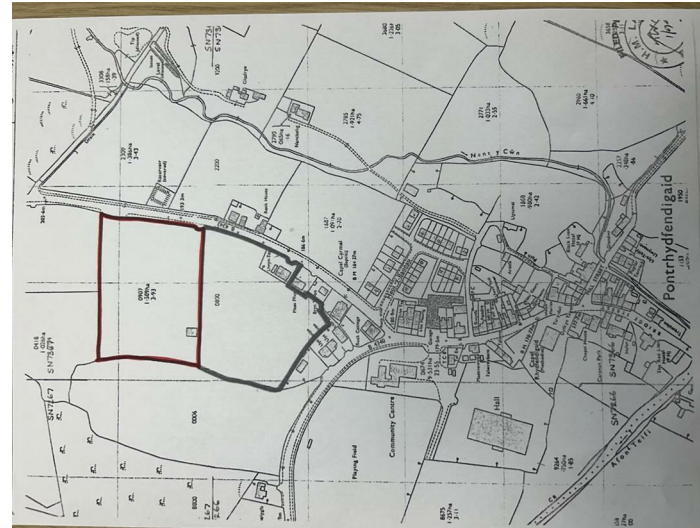
The field is approached off the Pontrhydfendigaid road to Ffair Rhos road and is on the left-hand side just after Llwyn Teg on the left and opposite Rock House on the right-hand side.

The village of Pontrhydfendigaid is located 15 miles inland of the university and market town of Aberystwyth and 6 miles to the North of the market town of Tregaron. Local amenities include a village shop and primary school.

TENURE

Freehold. Vacant possession on completion.

OS PLAN



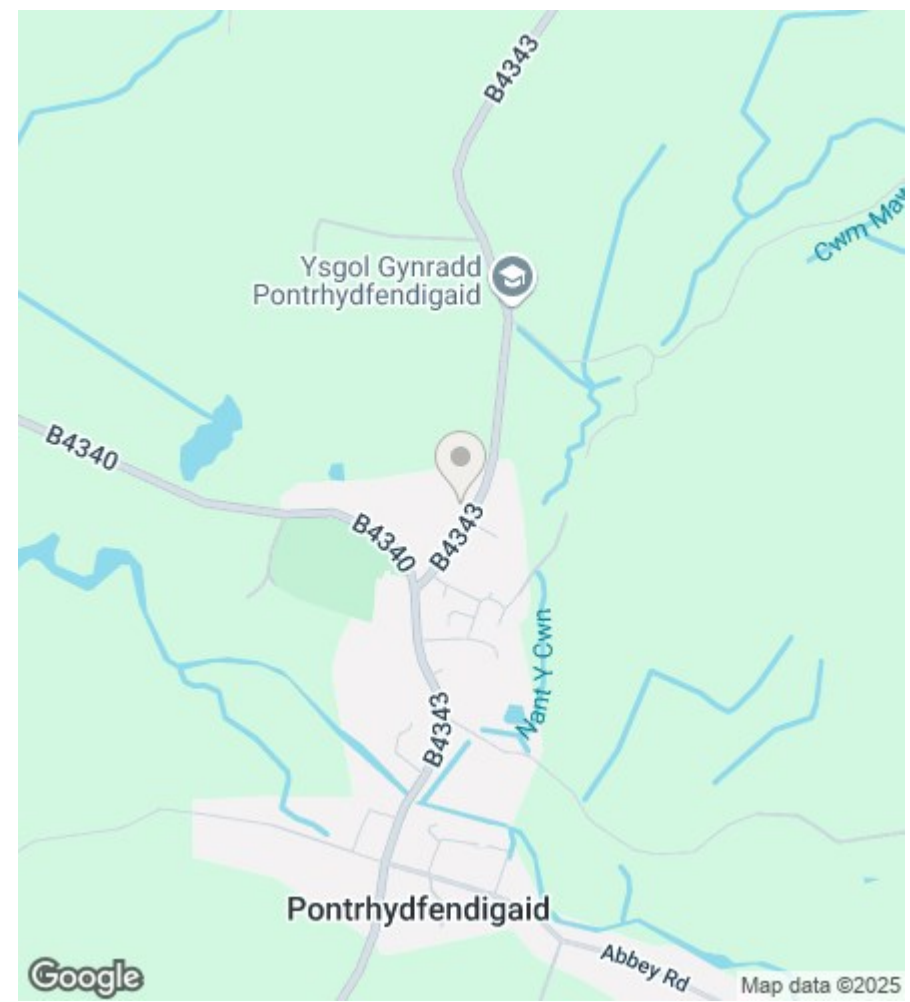
A plan is included with the sale particulars for identification purposes only. The land is registered with the Land Registry.

SERVICES

Mains water is nearby.

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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