



**Y Ddol (Enclosure 1611) , Llangeitho  
Tregaron Ceredigion SY25 6TR**

**Guide price £145,000**





A productive and most desirable meadow land amounting to 14 acres or thereabouts

Y Ddol (Enclosure 1611)  
Llangeitho  
Tregaron  
Ceredigion

**Guide Price**  
£10,000 (Per Acre)

### LOCATION

(OS Grid Ref: SN62081 60092)

The land abuts a quiet unclassified road on the Northern edge of the village of Llangethio. The village provides for the local amenities to include village shop and primary school. The market town of Tregaron is some 4 miles or so further inland, Aberystwyth is about 17 miles to the North and Lampeter is 10 miles to the south. All the aforementioned towns have a wider range of amenities to include secondary schools and agricultural merchants.

### DESCRIPTION

Y Ddol amounts to 14.442 acres. The majority of the area is highly productive meadow land which is level in nature apart from a small area on the northern boundary. The land is intersected by the river Aeron which provides for a valuable natural water source. The river and woodland amounts to 1.3 acres.

The land is well sheltered and easy to get to with access directly to the road near to St Ceitho Church. The land is an excellent stand alone parcel of land or additional land to graze youngstock or sheep for a larger unit.



### TENURE

Freehold. Vacant possession on completion.

### SERVICES

Natural water sources only

### VIEWING

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

PLEASE NOTE: Cattle are currently grazing the land. Please ensure that NO DOGS go on the field and the gate is left secure following the visit.

### METHOD OF SALE

The land is offered initially for sale by Private Treaty and maybe offered by Public Auction at a later date.

### SOLICITORS

The solicitors acting on behalf of the vendor are; Agri Advisor, Lllys Y Llan, Pumsaint, Llanwrda, Carmarthen SA19 8AX. Tel: 01558 650381

### SINGLE PAYMENT

Non are included in the sale

### SALES PARTICULARS

If there is a discrepancy between the sale particulars and the legal documentation, the latter shall prevail.

### BOUNDARIES

The purchaser(s) deemed to have full knowledge of the boundaries and neither the vendor (Or agent) will be responsible for defining ownership of the fences and hedges.

## DIRECTIONS

(WHAT3WORDS – revealing.library remainder)

From Aberystwyth take the A487 coastal trunk road south to Llanfarian before turning left onto the A485 Tregaron road. Proceed through the villages of Llanilar, Lledrod and Bronant for a further 2 miles to TYNCELYN. At the sharp bend take the B4578 Stags Head/ Lampeter road. After ½ a mile turn right and proceed to Llangeitho. Towards the centre of the turn right just after the primary school. Proceed over the Aeron and the access to the land is on your right hand side near the church.





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP  
 Tel/Ffon: 01970 626160  
 Email/E-Bost: sales@aledellis.com