

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band N/A

ref: SSG/ LLE/ AUG / 25/DRAFT

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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Land at, Temple Druid Llandilo, Clynderwen, Pembrokeshire, SA66 7XS

- **Land At Temple Druid**
- **A further 3.83 Acres Available By Separate Negotiation**
- **Idyllic Countryside Views**
- **Natural Water Source**
- **Approximately 8.86 Acres**
- **Rural Setting**
- **Pasture Land**

£80,000

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The Agent that goes the Extra Mile











A rare opportunity to acquire approximately 8.86 acres of pasture land, nestled away in the desirable hamlet of Llandilo, Clynderwen. Set an a idyllic rural setting, the land is surrounded by far reaching countryside views. Currently owned by Temple Druid House, the pasture land is ideal for those looking for additional grazing for horses, sheep or cattle. A stream flows along the boundary line, ideal for a natural water source for animals. A further 3.83 acres may also be available by separate negotiation. Viewing is highly recommended to appreciate the picturesque setting.





The new land owners will have use of the private lane that leads up to the land. Right of way will be put in place, for the new owners to access the land via an orchard and paddock that is being retained by Temple Druid House. There is potential to put in place a access track off the lane, allowing easier farm vehicle access.

Clynderwen is a beautiful village nestled in Pembrokeshire close to the famous Preseli Mountains. Clynderwen is served by a railway network line going from Fishguard Harbour to London Paddington together with a regular bus service and major roads. The village is also served by a convenience store, chemist and hardware store Clynderwen's nearest major town is Narberth, the cosmopolitan town providing ample shopping facilities as well as entertainment and nightlife.







DIRECTIONS

From Narberth, head north for approx 10.1 miles, taking the B4313 all the way to Maenclochog. Turn right and then take the next right passing the village hall. Take the next right and continue down lane. You will pass the entrance to Temple Druid House on your left, and continue down the lane. You will come to a private lane on the left hand side, which provides access to the land. What/Three/Words:///scatters.proves.forum

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.