



## Paddock Pasture land Bryncethin Road, Garnant, Ammanford, Carmarthenshire, SA18 1VS Offers In The Region Of £69,500

An Excellent pasture paddock of 10 1/2 acres with county road frontage set in convenient location on the fringe of village commanding fabulous views towards the Black Mountain. The land is level and well fenced and is laid to grassland that is capable of good yields of quality fodder throughout the season.

Viewing of this exceptional field is highly recommended.

# Paddock Pasture land Bryncethin Road, Garnant, Ammanford SA18 1YS



Council Tax Band: Exempt

## LAND

### NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

### PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

### VIEWING

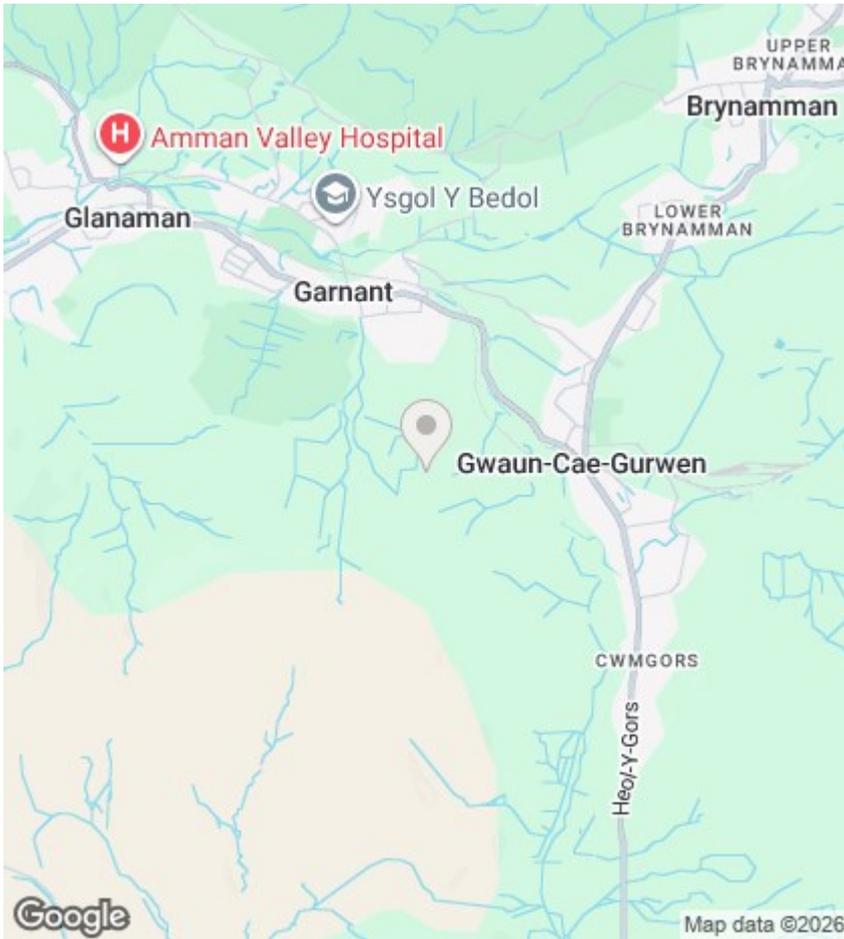
By appointment with Morgan Carpenter 01558 821269

### WEBSITE

View all our properties on:  
[www.morgancarpenter.co.uk](http://www.morgancarpenter.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk);  
[www.primelocation.com](http://www.primelocation.com), or [www.onthemarket.com](http://www.onthemarket.com)

### Out of Hours Contact

Contact Jonathan: 07989 296 883



## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

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	

