



## Land near Spudders Bridge Trimsaran Road, Kidwelly, Carmarthenshire, SA17 1ED Offers In The Region Of £60,000

- 10 ACRES OR THEREABOUTS AMENITY GRAZING & WOODLAND
- COUNTY ROAD FRONTAGE AND GATED ACCESS
- A HAVEN FOR WILDLIFE
- RIVER FRONTAGE TO GWENDRAETH FAWR RUVER
- CONVENIENT FOR KIDWELLY AND TRIMSARAN

# Land near Spudders Bridge Trimsaran Road, Kidwelly

SA17 4FD

An excellent opportunity arises to acquire 10 acres of amenity grazing and woodland with river frontage extending to 10 acres or thereabouts set in convenient location alongside the county road leading from Kidwelly to Trimsaran with a gated access. The land is level and has good road frontage on two sides and is a haven for wildlife. It has frontage to the Gwendraeth Fawr river.

Book a viewing appointment today.



Council Tax Band: Exempt

### TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion

### 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

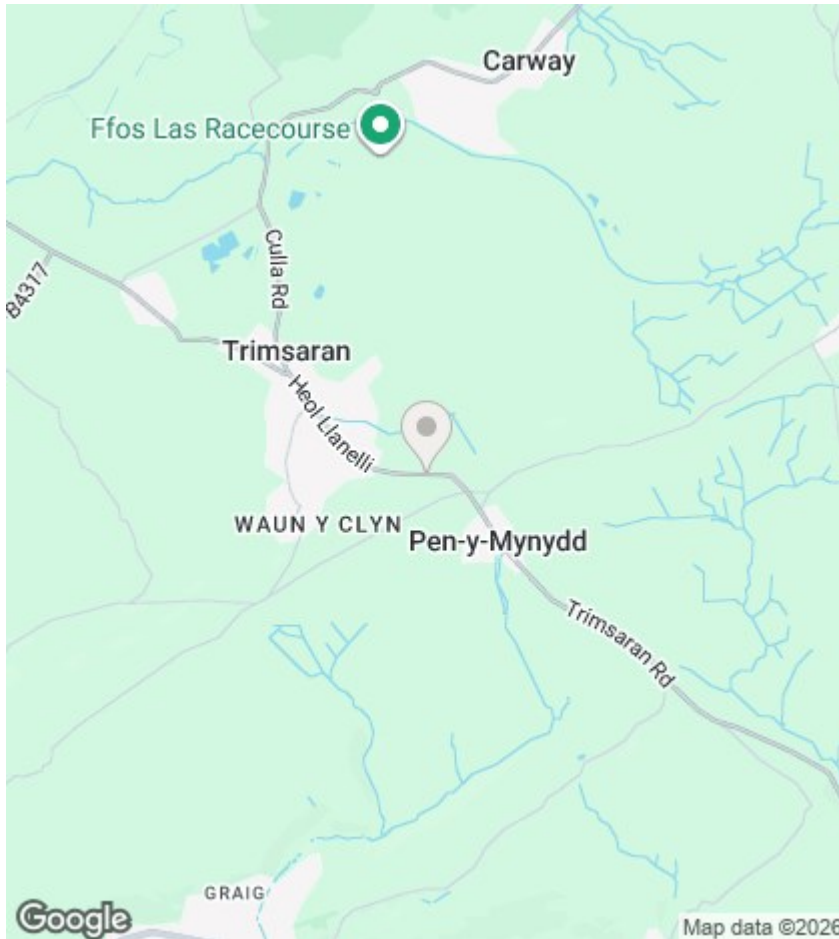
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[www.onthemarket.com](http://www.onthemarket.com)

### OUT OF OFFICE CONTACT

Jonathan Morgan 07989 296883







## Directions

## Viewings

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

## EPC Rating:

