



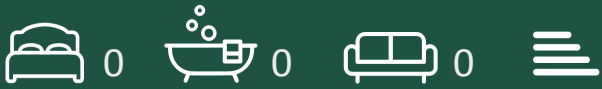
## Paddock Salem, Llandeilo, Carmarthenshire, SA19 7LU

### Offers In The Region Of £62,000

A choice pasture paddock amounting to 3 acres or thereabouts set in great location on the fringe of this popular village. The land is well fenced and has a gated access to its frontage with the county road. The land is level and is laid to pasture and amenity grazing in the main with areas of native trees on the boundary.

Viewing highly recommended, book an appointment today

# Paddock Salem, Llandeilo SA19 7LU



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.

### 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)



## 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	