

Sales & Lettings of
Residential, Rural
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Properties



Valuers
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Est. 1998

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- **JUST OVER 6 ACRES OF LEVEL PASTURELAND ENJOYING EXCELLENT ROAD FRONTAGE.**
- **1 MILE A484 CARMARTHEN TO LLANELLI TRUNK ROAD.**
- **3 MILES TRIMSARAN.
3 MILES PEMBREY COUNTRY PARK.**
- **3.5 MILES FFOS LAS RACECOURSE.**
- **FRONTING QUIET COUNCIL MAINTAINED DISTRICT ROAD.**
- **2 MILES SOUTH OF KIDWELLY.
2.5 MILES PEMBREY.**
- **4 MILES BURRY PORT HARBOUR AND RAILWAY STATION.**
- **MIDWAY CARMARTHEN AND LLANELLI.**

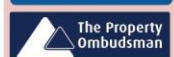
**6 Acres of land part of
Maes y Grove, Pinged,
Burry Port SA16 0JQ**

£75,000 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

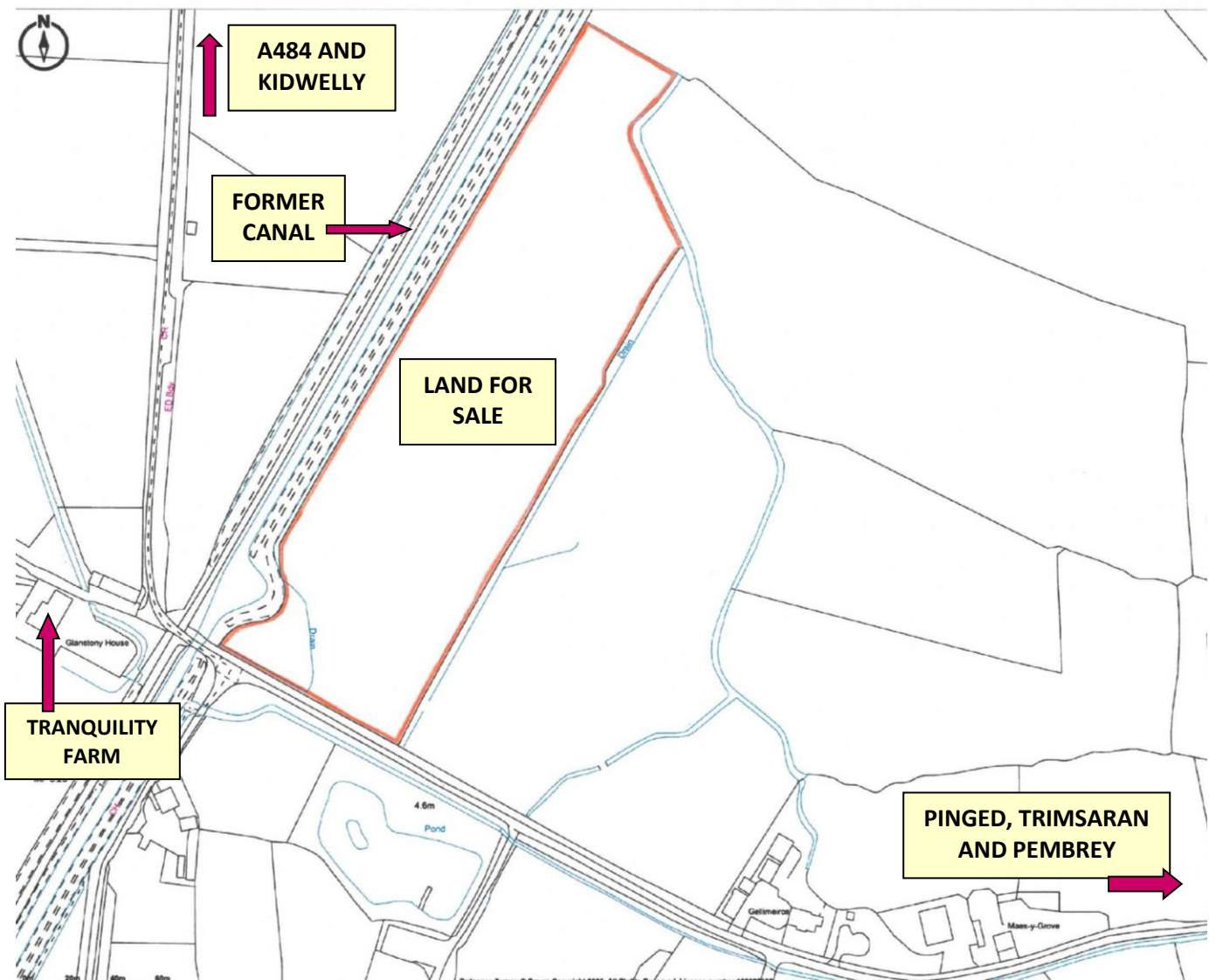


Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

Just over **6 ACRES or thereabouts of level pastureland** situated enjoying excellent road frontage to a Class III council maintained district road within **1 mile of the A484 Kidwelly to Llanelli trunk road**, approximately **1.5 miles of Pembrey Country Park**, some **2 miles south of the ancient township of Kidwelly**, is within **3 miles of the village of Trimsaran** and within **3.5 miles of Ffos Las Racecourse** with **Burry Port Harbour and town centre being approximately 4 miles distant** and the centre of **Llanelli** is some **7.5 miles away**. The property is located **11 miles south of the County and Market town of Carmarthen**.

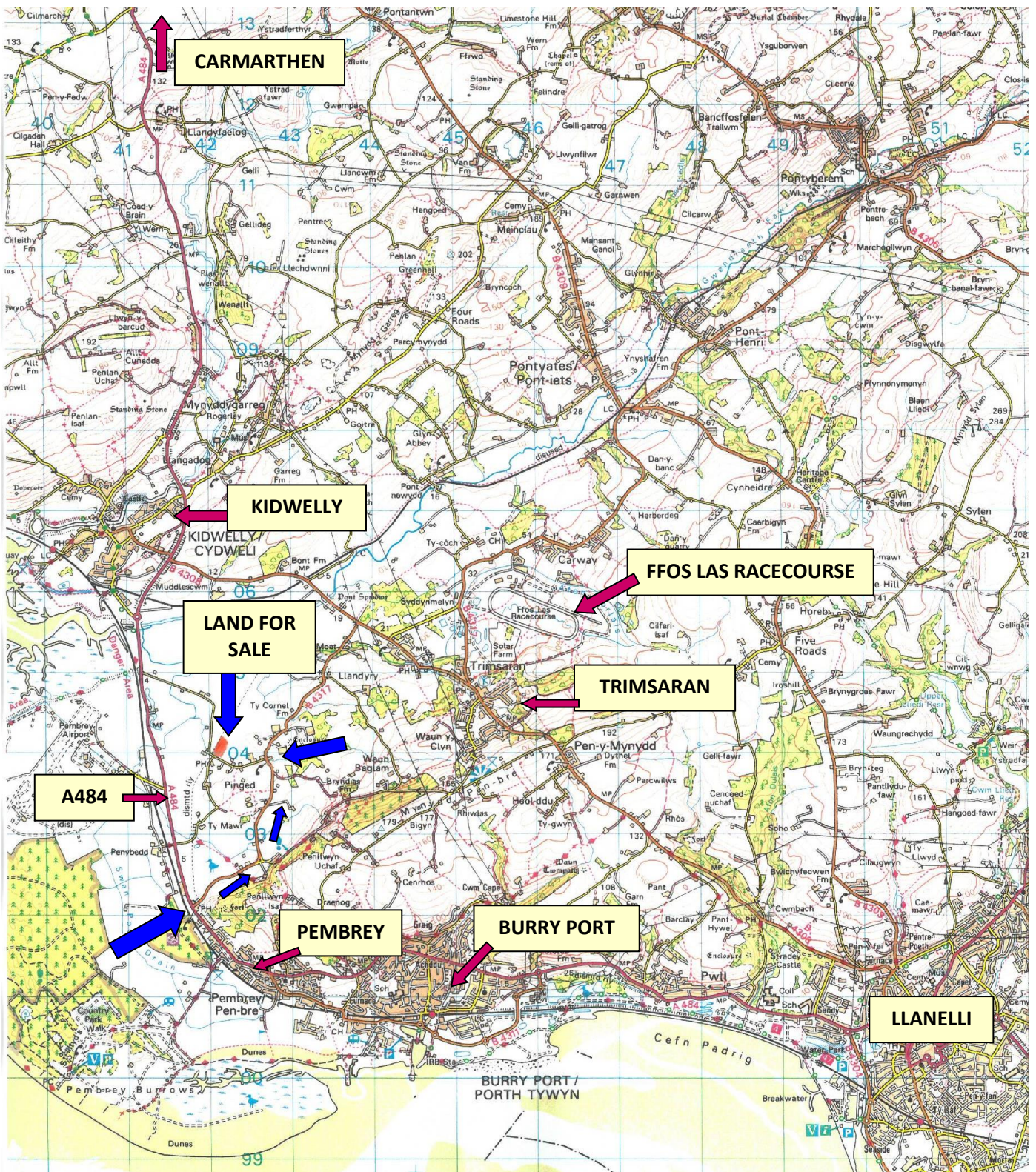
The land is level being well fenced in one enclosure.





THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRAYTIVE PURPOSES ONLY

DIRECTIONS: - Travelling from the **Burry Port direction towards Kidwelly** travel **through Pembrey** along the A484 and as you start to **leave Pembrey turn right opposite** the **bus shelter just after the 'Naz Indian Restaurant Lounge and Takeaway'** for **Pinged** (signposted **B4317**). Continue along this road **towards Pinged/Trimsaran** and upon entering **Pinged turn first** left by a **stone parapet walled river bridge opposite** the property known as **'Pen yr Heol'** into a Class III council maintained road **signposted 'Unsuitable for Heavy Goods vehicles.'** Continue down this country lane for approximately **half a mile** and the land will be found on the **right hand side just after** the **last bungalow OPPOSITE** a left hand turning with a **'cyclists triangle'** sign and **before** the **old canal river bridge and 'Tranquillity Farm.'** **ALTERNATIVELY** the property can be approached from the **A484** by turning left into an unmarked country lane and follow the road without turning off for approximately 1 mile and as you come over the old canal railway track the land will be found on the left hand side opposite the right hand turning.



LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - None of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

21.06.2023 - REF: 6612