



2 ½ Acres of Woodland at Llandilo, Maenclochog, Clynderwen, Pembrokeshire, SA66 7XS

Price Guide £30,000

Small parcels of Woodland rarely appear on the 'Open Market' and early inspection is strongly advised. The Property extends to 2 ½ Acres or thereabouts and has frontage onto the Llandilo to Maenclochog Council Road and which comprises an area of Woodland together with a Fresh Water Pond. It is offered 'For Sale' with a realistic Price Guide and early inspection is recommended.

N.B. There is also a Garden Plot 'For Sale' within a few hundred yards of the Woodland (see Plan).

Situation

The Woodland is situated on the edge of the hamlet of Llandilo which stands within a mile or so of the popular rural village of Maenclochog.

Maenclochog is a popular rural village which is situated in the heart of Pembrokeshire within close proximity of The Preseli Hills, which provides excellent Walking, Rambling, Pony Trekking and Hacking facilities. It also has the benefit of a good Primary School, a Church, 2 Chapels, a Public House, 2 Petrol Filling Stations, a General Store/Post Office, a Cafe and a Village/Community Hall.

The County and Market Town of Haverfordwest is some 12 miles or so South West and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Aways, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town of Narberth is some 10 miles or so south and has the benefit of a good range of designer Shops, Restaurants, Cafes, Public Houses, Hotels, Antique Shops, Schools, etc etc.

Within 4 miles or so of the Property is the Llysyfran Country Park and Reservoir which provides excellent Boating and Freshwater Fishing.

Also within easy car driving distance are the visitor attractions at Oakwood, Folly Farm, Bluestone, Heatherton and Manor Farm Wildlife Park/ Zoo.

The North Pembrokeshire Coastline at The Parrog Newport is some 11 miles or so north and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aber Bach.

The other well known Market Towns of Fishguard (11 miles north west), Cardigan (16 miles north east) and Carmarthen (30 miles east) are within easy car driving distance.

There are good Road Links along the Main A40 from Haverfordwest to Carmarthen and the M4 to Cardiff and London as well as good Rail Links from Haverfordwest and Carmarthen to Cardiff, London Paddington and the rest of the UK. The nearest Railway Stations are at Clarbeston Road and Clunderwen.

Directions

From Fishguard take the B4313 road south east for some 8 miles and upon reaching the crossroads with the B4329 Cardigan to Haverfordwest road at New Inn, proceed

straight across signposted to Maenclochog. Continue on this road for approximately a mile or so and proceed through the village of Rosebush and a mile or so further on and in the village of Maenclochog, take the turning on the left (adjacent to the Cafe) in the direction of Llangolman. Proceed on this road for a third of a mile or so and take the first turning on the right. Continue on this road for a mile or so and upon reaching the hamlet of Llandilo the Woodland concerned is situated on the right hand side of the road. A 'For Sale' board is erected on site.

Alternatively from Haverfordwest take the B4329 Haverfordwest to Cardigan Road north east for some 11 miles and upon reaching New Inn, turn right at the crossroads, signposted to Maenclochog. Follow directions as above.

Description

The Woodland concerned extends to 2 ½ Acres or thereabouts and comprises of an Ancient Deciduous Woodland which is bisected by a Stream/small River and also has the benefit of a Fresh Water Pond. It has access off the Council Maintained District Road and is within a mile or so of the popular rural village of Maenclochog. The Vehicular access to The Woodland is at or around point 'A' on the Plan.

The boundaries of the Woodland are edged in red on the attached copy of the Land Registry Plan to the Scale of 1/2500.

Services

There are no Services connected to the Land, although we believe that Mains Water and Electricity are available in the vicinity of adjacent properties in Llandilo.

Tenure

Freehold with Vacant Possession upon Completion.

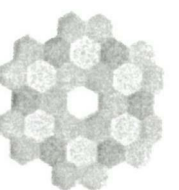
Remarks

Rarely do small parcels of Woodland of this nature appear on the 'Open Market' and the opportunity to purchase should not be missed. It is offered 'For Sale with a realistic Price Guide and early inspection is strongly advised.

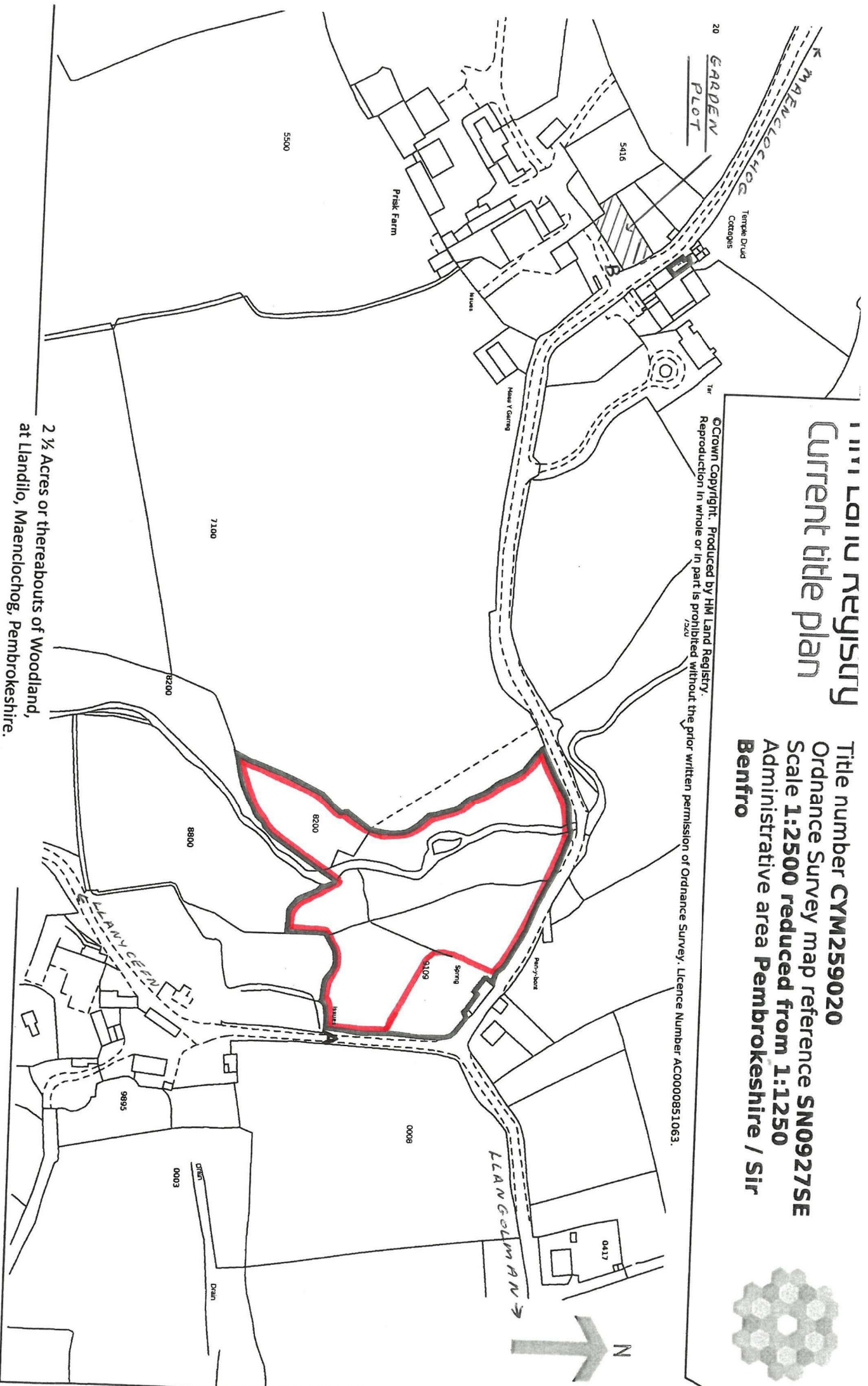


Current title plan

Title number **CYM259020**
Ordnance Survey map reference **SN0927SE**
Scale **1:2500 reduced from 1:1250**
Administrative area **Pembrokeshire / Sir Benfro**



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2 ½ Acres or thereabouts of Woodland,
at Llandilo, Maenclochog, Pembrokeshire.

Plan Not to Scale.

Strictly for Identification Purposes Only.



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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