

Land at Tegryn , Llanfyrnach, SA35 0BS

**Offers Over £55,000**

The parcel of agricultural land is situated within the small rural hamlet of Tegryn extending to 6.67 acres or thereabouts and is gently sloping and currently laid to pasture. Ideal for a buyer who wishes to keep horses etc or benefit from the amenity use of the land.

### The Land

Gently sloping and extending to 6.67 acres or thereabouts on the outskirts of Tegryn with roadside access via a five bar gate, fencing to the boundaries and stream running to the lower end of the field, mainly laid to pasture with a former track to one boundary. The land has previously been used for grazing purposes and would be an excellent pony paddock.

### Viewing

At any reasonable hour, please respect any animals and ensure the gate is closed at all times.

### Services

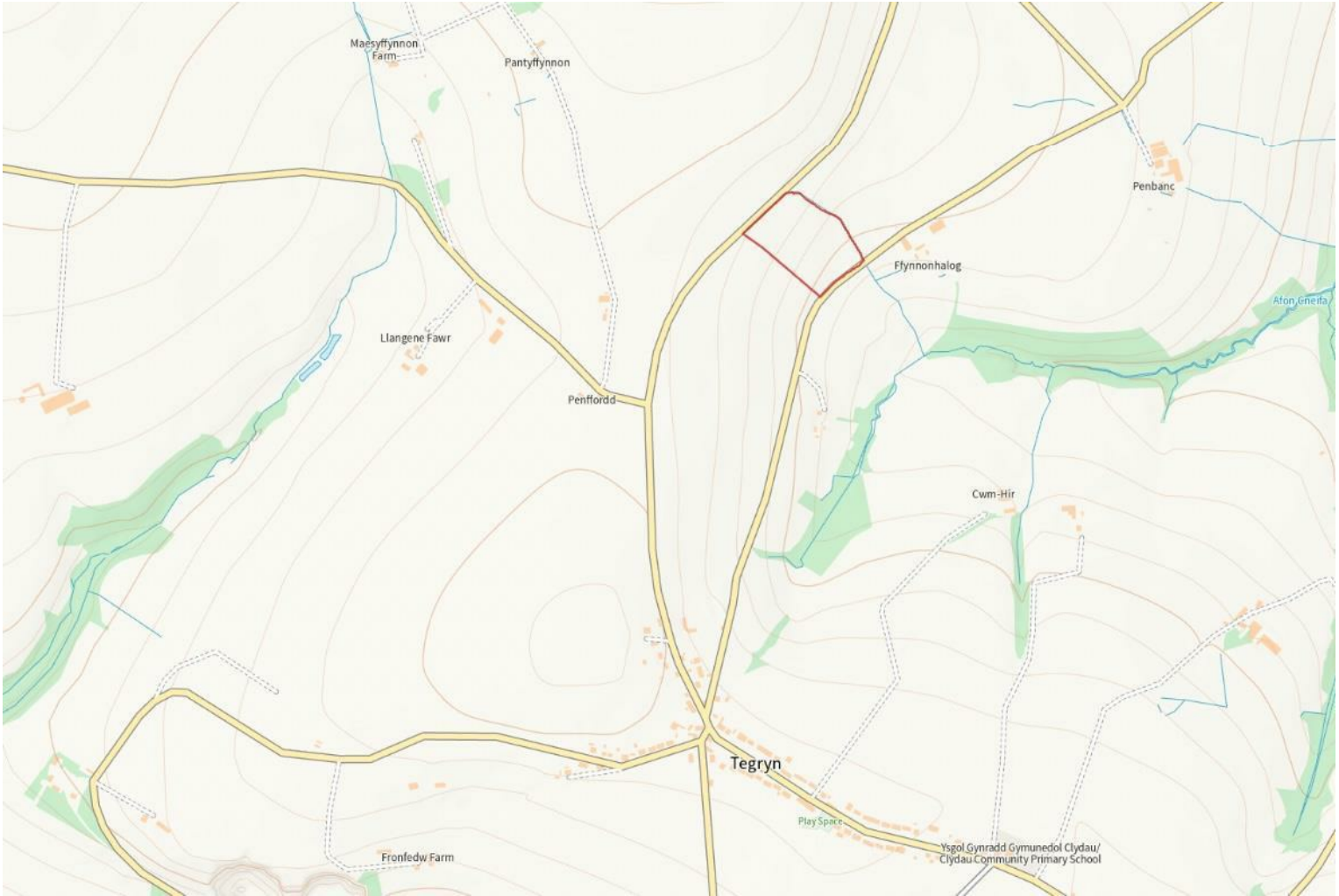
We understand that services are within close proximity being at the roadside, but not connected to the land. Buyers should make their own enquiries.

Tenure: Freehold with vacant possession upon completion.

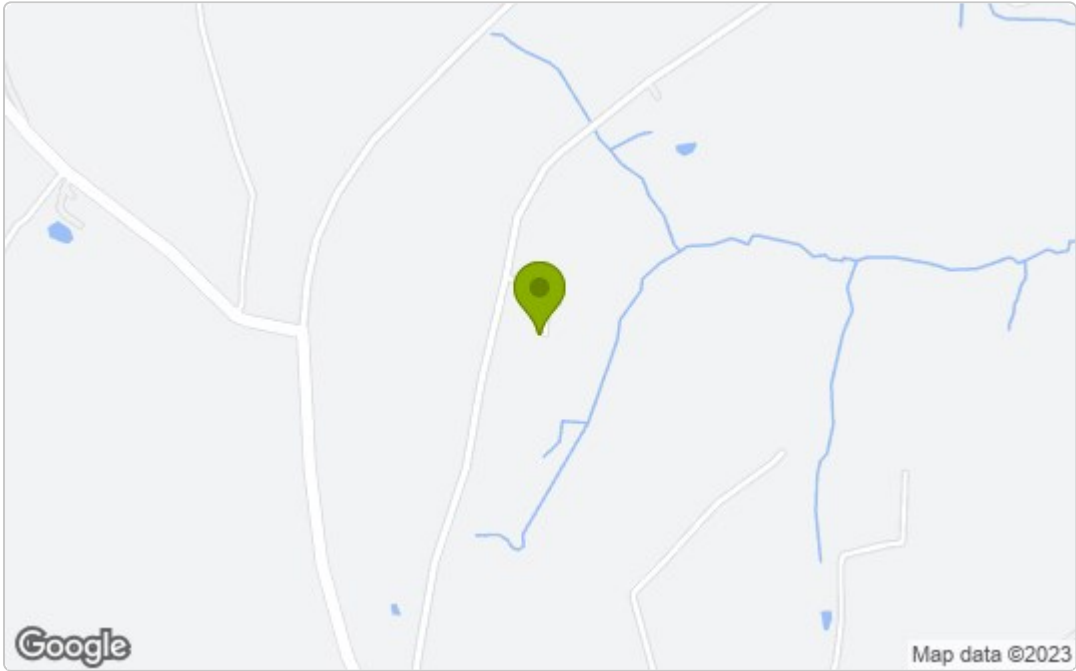
Local Authority: Pembrokeshire County Council

Current Status: Agricultural land with no planning permission

Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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