



- **7.84 ACRES OF MATURE WOODLAND.**
- **6.3M WIDE OPEN FRONTED SHELTER/STORE.**
- **0.8 OF A MILE BRECHFA AND B4310 NANTGAREDIG TO LLANSAWEL ROAD.**
- **7 MILES NORTH OF A40 AND VILLAGE OF NANTGAREDIG.**
- **EXCELLENT ROAD FRONTAGE.**
- **GATED ACCESS AND TRACK. CLOSE TO BRECHFA FORREST.**
- **5 MILES LLANLLAWDDOG AND A485 CARMARTHEN TO LAMPETER ROAD.**
- **11.5 MILES NORTH OF CARMARTHEN.**

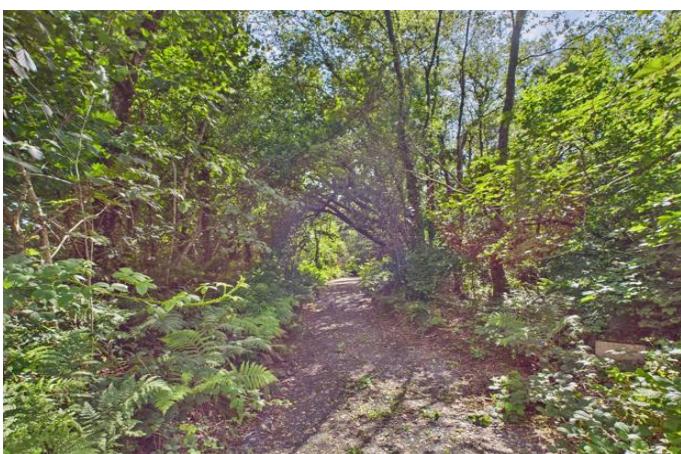
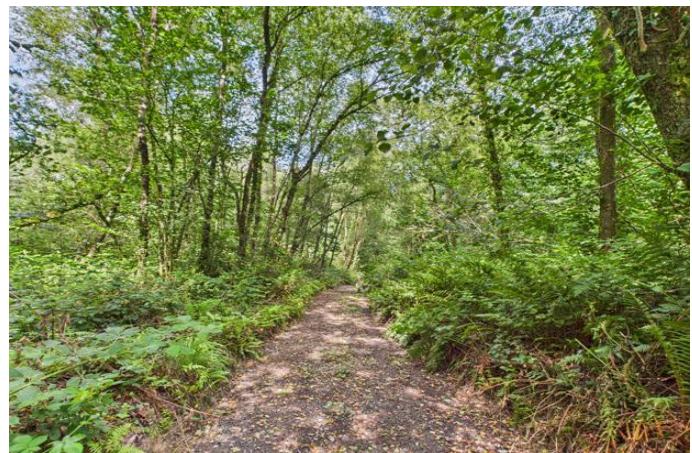
**7.84 Acres of Woodland  
fronting the Llanllawddog Road,  
Brechfa, Carmarthen SA32 7QP**

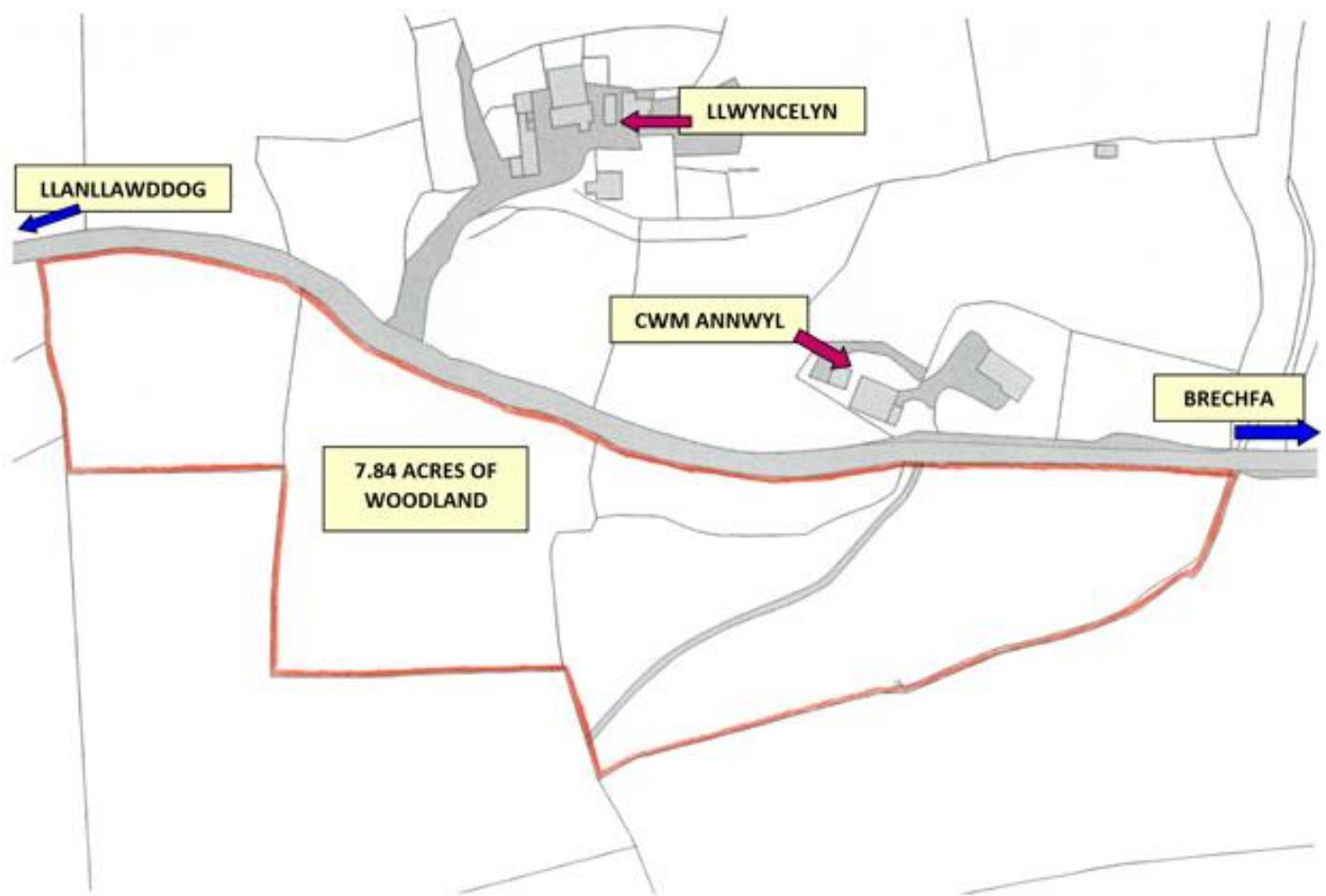
**£49,950 OIRO  
FREEHOLD**

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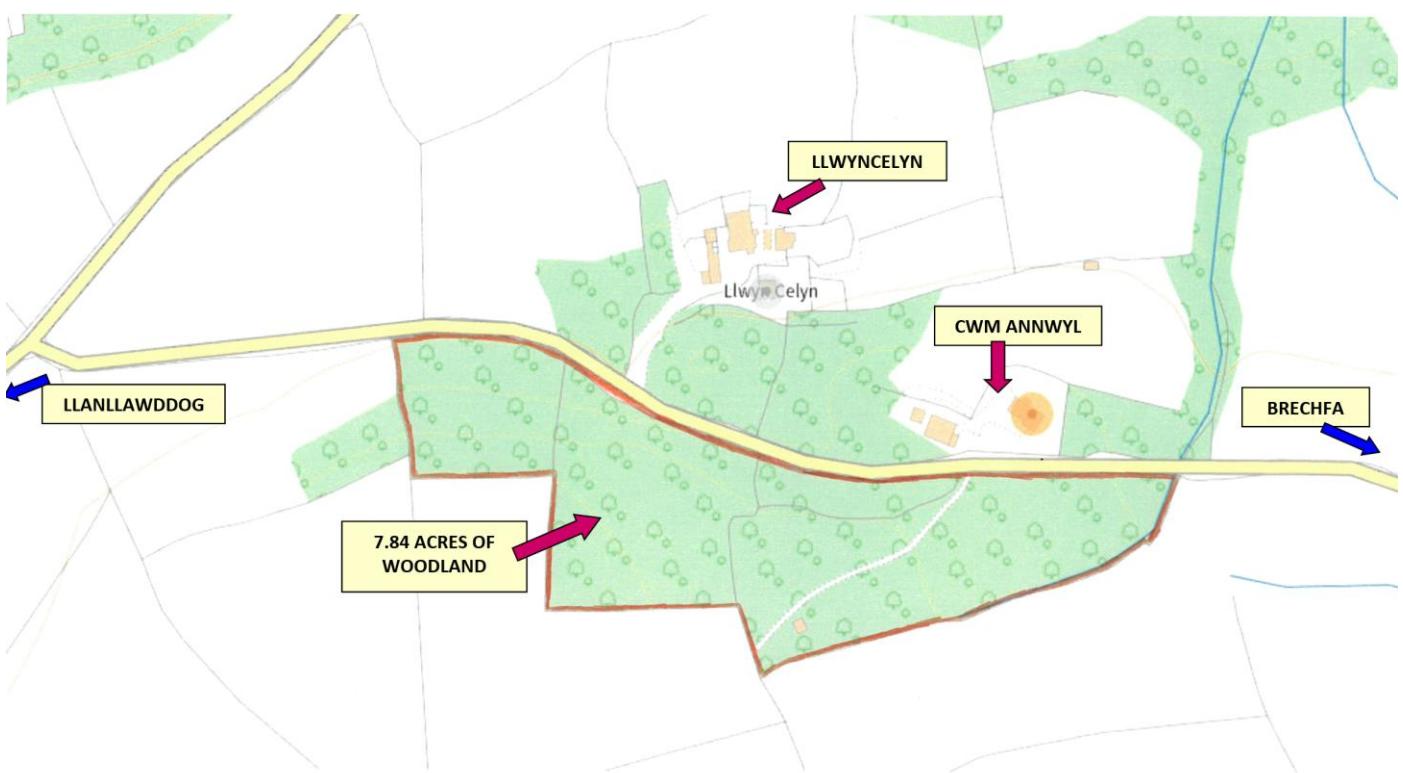


**7.84 ACRES or thereabouts of MATURE WOODLAND** enjoying excellent frontage to the Brechfa to Llanllawddog Class III Council maintained road of approximately 320 metres and located within 0.8 of a mile of the rural village community of Brechfa and B4310 'Nantgaredig to Llansawel Road', is within 5 miles of the village of Llanllawddog and A485 'Carmarthen to Lampeter' trunk road, is located some 7 miles north of the 'Carmarthen to Llandeilo' A40 trunk road and village of Nantgaredig, is located within 8 miles of the village of Llanllwni and A485 trunk road via 'Llanllwni mountain', is located some 12 miles north east of the County and Market town of Carmarthen and the woodland is located within 16.5 miles of Llandeilo. The rural village of Llansawel and B4337 road is some 8.5 miles distant.





NOT TO SCALE AND PROVIDED FOR IDENTIFICATION PURPOSES ONLY

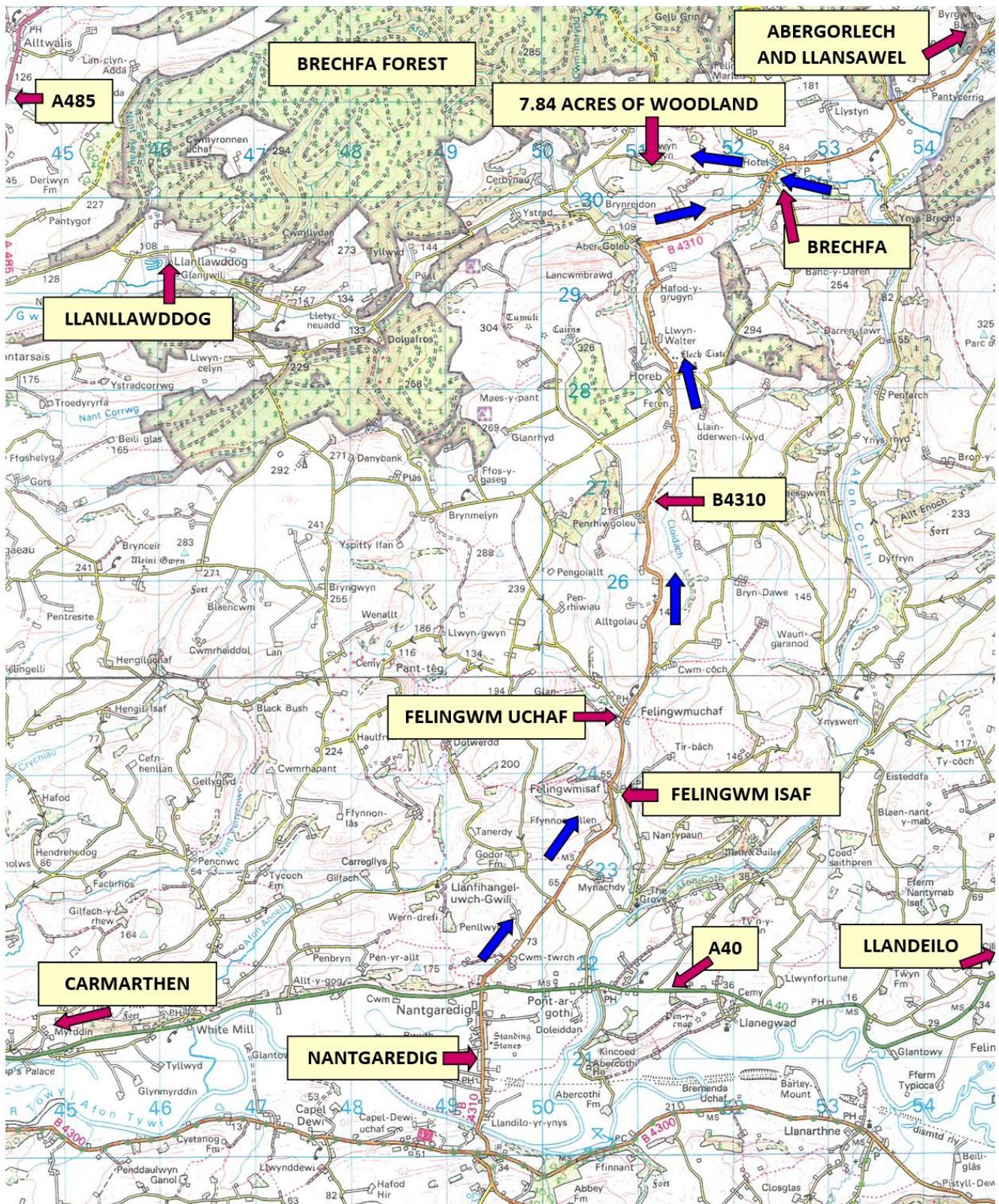


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**DIRECTIONS:** - From Carmarthen take the **A40** trunk road east towards Llandeilo and at the 'square' in Nantgaredig turn left for Brechfa/Abergorlech/Llansawel **B4310** - signposted. Travel up this road passing through the hamlets of **Felingwm Isaf** and **Felingwm Uchaf** carrying on through **Horeb** and upon entering **Brechfa** travel past the Cemetery and Chapel over the stone parapet walled bridge and turn first left just before the 'Forest Arms' Public House and Restaurant for **Llanllawddog** (signposted). Travel along this Class III Council maintained road for approximately 1 mile passing the entrance for 'Gilfach Goch' Farm and the woodland will be found on your **left hand side OPPOSITE** the turning for the property known as '**Cwm Annwyl**'.

**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.



Details amended – 07.08.2025

## VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

09.07.2025 - REF: 7080