



## The Smallholding Centre

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SA38 9AS

Farmland

£120,000



## Land Lying To The West Of Ty Poeth, Ponthirwaun Cardigan, SA43 2RD

We present to market 20.37 acres or thereabouts of mainly level to gently sloping, improvable farmland located down a good track off the main highway. The land has previously been used for summer grazing but is now in need of re-seeding and possibly drainage works to get it back to it's former condition. The land has a gated access from the track and is split in to four main enclosures with a stream boundary to one side (see land plan). A conveniently located block of land being only just a 15 minute drive to Cardigan town.

## Key Features

c. 20.37 Acres Of Improvable Farmland

Ideal For Summer Grazing

In Need Of Re-Seeding

Stream Boundary

Split Into 4 Enclosures

Short Drive To Cardigan

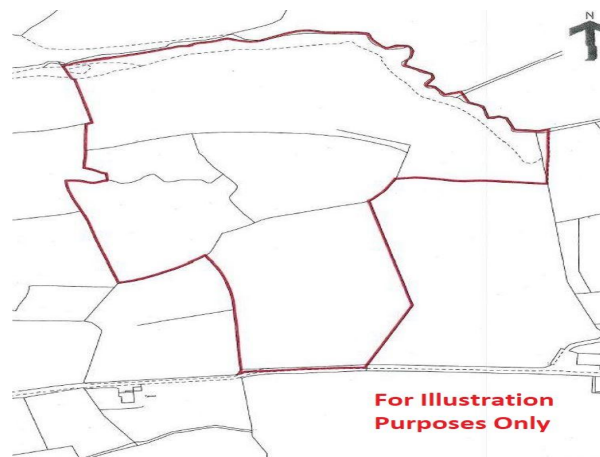
Edge Of Ponthirwaun Village

## Exterior

**Directions** - From Newcastle Emlyn, head to Cwm Cou and take the left-turn towards Cardigan. Stay on this road through Capel Tygwydd and on to Ponthirwaun. Slow down when you get to the village sign, go past the village sign and a 40mph sign and then opposite the 12% down hill warning, take the track on the right sign-posted Ty Poeth. Continue down the track, pass a bungalow on the right and the entrance to the fields is next on the left hand side, just before the entrance to the farm. If you get to the farm at the end, you've gone too far.

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Land Plan

## Floorplans

