



## Allt Dwyrain Carmarthenshire

West facing wooded slope, set high in Carmarthenshire hills, tucked away and private. A stream runs along the woodlands western boundary, at valley bottom.

### Details

**Price:** £49,000 Freehold

**Location:** Cynwyl Elfed, Carmarthen, Carmarthenshire

**Size:** 5¾ acres for sale

**OS Landranger:** OS No 145

**Grid ref:** SN 389 254

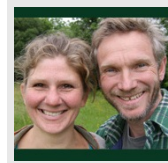
**Nearest post code:** SA33 6TP

### Local manager

**Tamsin and Matt Brown**

07950 379533 or 07956 256101

[tamsinandmatt@woodlands.co.uk](mailto:tamsinandmatt@woodlands.co.uk)



## Description

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Allt Dwyrain occupies a position high on the slopes, with lovely views down the wooded valley and out across to fields on the hills opposite. The wood is split into two parts by the track, the lower section below the track sloping down steeply to the stream which defines its western boundary. There is an area in the south western corner below the track which levels off just enough to provide a great spot for nature watching by the stream, or possibly compact camping!

Above the track the terrain is sloping but manageable and levels off slightly, up towards the eastern boundary. The oak are well spaced and there is a good mix of other broadleaf at understory to encourage a diversity of wildlife.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Trees

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Allt Dwyrain is predominantly oak, with a good understory of holly, hazel and throughout young sapling growth of various broadleaf including birch, sycamore and beech.

Underfoot you will find several species of fern, mosses and throughout the woodland [vaccinium myrtillus or wild bilberry](#) grows well.

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### Wildlife

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Birdlife is thriving here; woodpecker can be heard drilling for grubs and the [wood warbler's distinctive call](#) has been heard, and the song thrush - and there have been sightings of chiffchaff, blackbird, robin and wren amongst many other species. Red kite are commonly seen circling above the woodland.

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### Features

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Allt Dwyrain's western boundary is marked by a stream, always an asset in a woodland. It runs well all year round. Access to the stream could be improved with the construction of some stretches of [woodland steps](#) to make navigating the lower slope easier.

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### Access, tracks and footpaths

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The first sections of the shared access tracks are easily accessible to a two wheel drive vehicle, with the main entrance opening directly off the main road; however the last part of the tracks up to Allt Dwyrain are in part steep and also narrow and only suitable for a four wheel drive vehicle.

There is no public footpath through Allt Dwyrain.

A public footpath runs through neighbouring woodlands Coed Rhydymarchog, Coed Telor and Allt Gorllewin and then continues down through neighbouring woodland to the main gate.

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### Rights and covenants

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The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Activities

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There is some windblown timber below the track, a good resource - either firewood or perhaps suitable for conversion to timber for building a woodland shelter.

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### Local area and history

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The reservoir in the bottom of the valley, Cwm Tawel, used to provide water for Carmarthen but has been decommissioned for several years now. Throughout Cwm Tawel small brick structures can be seen, chambers for accessing the network of channels built to carry spring water to the reservoir when it was supplying Carmarthen with water, under the management of the Carmarthen Corporation Water Works in the late 19th C.

Nearby is the [Dan-y-Coed Halt](#), the end of the line of the 4 mile stretch of the [Gwili Railway](#), one of the last few stretches of functioning steam railway in the U.K. The 8 mile round trip takes you through four stations along the picturesque railway line which runs along the Afon Gwili through steeply wooded hillsides.

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### How to find this woodland

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You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

## Directions

From Carmarthen take the A484 north for approximately 5 miles towards Cynwyl Elfed.

After passing Carmarthen Demolition yard (known locally as Barretts) selling railway sleepers on the left, look out for a white house on the left (formerly the Rock and Fountain Inn) and a small waney-edge timber clad shed just beyond it, with a Woodlands for Sale sign on it, and the entrance gate is immediately between the two, on the left.

What3Words: outsize.kitchens.quietest

Turn in carefully and enter the code into the gate lock and wait for the gate to open automatically. It will also close again automatically. (Please contact local manager before your visit for the code).

After a short distance you will come to a locked gate. Please park here, without blocking the track or the adjacent driveway and continue over the gate on foot.

Follow the track straight ahead and up the hill (passing a gate on the left hand side of the track - ignore this) until the track bends to the left and you come to a third (unlocked) gate with a Woodland for Sale sign on it. (On your right here, you will see a yellow public footpath marker indicating where the public footpath heads west, along the north bank of the Afon Nant Cwm-tawel.)

Continue through the gate and follow the MIDDLE track straight ahead, not the track to the right.

Continue along this track, up the slope and just before the entrance to Cwm Adar directly ahead of you, take the track to your left and follow up the hill. After a short distance you will see a track forking off to the left. Take this left turn and follow the track all the way round for quite some distance. The track widens into a turning circle - continue through this and follow the track downhill until you reach the next widened turning circle. The entrance to Allt Dwyrain is here, marked with a wooden name board and a Woodlands for Sale sign.

**PLEASE NOTE:** The postcode SA33 6TP takes you about 0.9 miles further along the A484 so, if coming from the south, look out for the entrance before being told you have reached your destination.

## Boundaries:

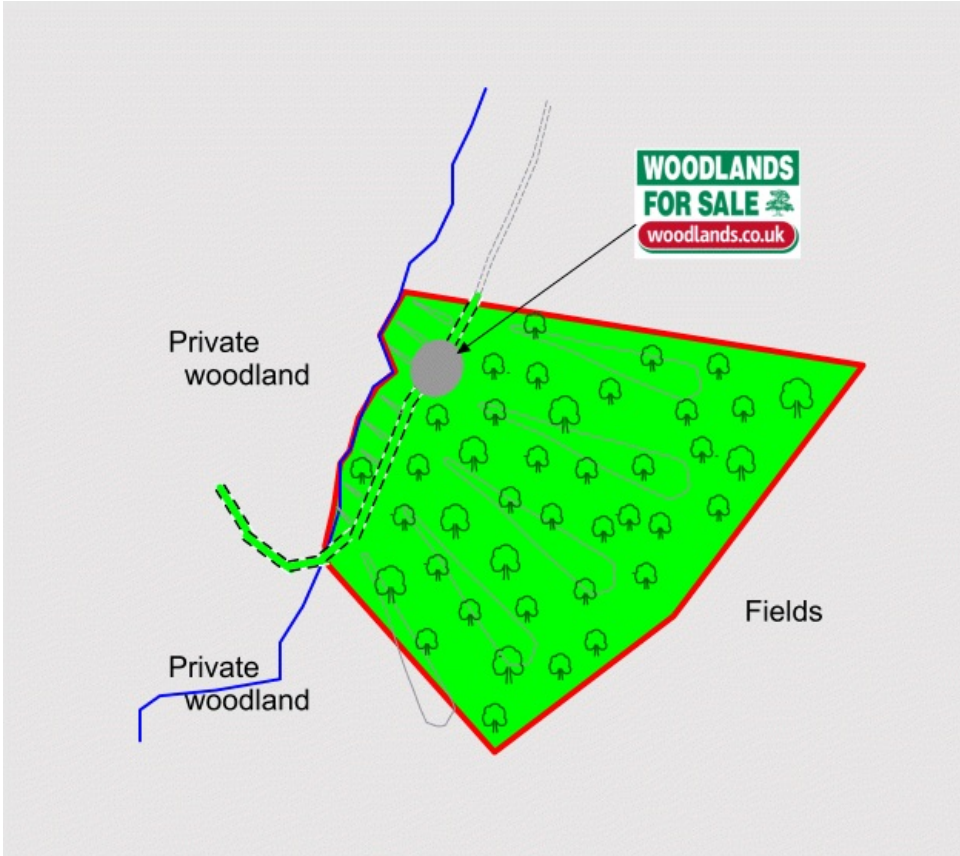
The boundaries of Allt Dwyrain are marked in red paint on wooden marker stakes, trees and fence posts.

The west boundary is defined by the stream.

The northern and southern boundaries are marked with red paint on wooden marker stakes and trees.

The eastern boundary is fenced and adjoins a field.





**Map Legend**

<p>  Allt Dwyrain   Roads and Public Highways   Tracks etc with rights of way for the wood   Other private woodland tracks   Public Footpath   River, stream or lake   Railway   Slope   House or cottage   GPS/Satnav, map location of nearest postcode </p>	<p>  Wooden or metal gates   Ride stops   Fence or boundary posts   Earth Bank or Storm ditch  <p>Trees,</p>  broadleaves   conifers   coppice   Clearings, grasslands   Hedge   Wetland, rushes   Bench   Park here   'For Sale' sign location </p>
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Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.