

## Coed Aberoedd, Carmarthenshire - Over 4¾ acres, £35,000



A wonderfully quiet and peaceful woodland, Coed Aberoedd is to be found on the small peninsula formed between the [estuary mouths of the rivers Taf and Twyi](#), which run into Carmarthen Bay.

It is set within a larger woodland known as Allt y Gelli, part of which is a PAWS (plantation on an ancient woodland site). It is made up of mixed broadleaf and conifer, a mixture of Douglas fir, Norway spruce and a smattering of larch, all now fully established and very well grown.

Midway down the western boundary is an area designated as [ancient semi natural woodland](#). Here can be found veteran oaks, ash and sycamore, which become particularly sculptural in their old age. This area of ancient woodland is cut through by a stream, of great benefit for attracting bird and wildlife and also in sustaining these ancient trees. The diverse mix of undergrowth and plant life here is surely a consequence of the age of the woodland whose complex ecological networks are so vitally important to the health of our environment.

The eastern half of Coed Aberoedd is mainly made up of conifer in two areas north and south, partly divided in the middle by the strip of ancient woodland.

These areas are noted for their wonderful tranquility, the quiet lines of the conifers stilling the eye and mind. Between the trees, the forest floor is carpeted with ground cover ivy, various species of fern, and [oxalis](#), a tiny pink and white bell of a wildflower which flowers in the spring. This groundcover has suppressed the growth of bramble and other undergrowth making it easy to wander on foot through the trees and creating a lovely visual aspect.

In the northwestern corner of the wood is another area of broadleaf where oak, ash, sycamore and birch can be found with hazel and holly growing beneath.

There is excellent access to Coed Aberoedd. A newly upgraded stoned track leads straight from the public road through the larger woodland to an area for parking at the entrance to Coed Aberoedd, and is accessible to 2 or 4 wheel drive vehicles.

With the huge choice of beaches and areas of coastline to explore all within easy reach, from Pembrey sands to the east, the lovely [beach of Llansteffan](#) only 10 minutes drive away, to the beaches at Pendine, [Saundersfoot and Tenby](#) all within half an hour to the west, this is an outstanding wood for someone looking for a place for family camping trips, and its location approximately 15 minutes south west of Carmarthen and the end of the A48 (connecting directly to the M4) makes it very convenient.

Coed Aberoedd was previously offered as an 8 acre wood at £59,000 (and that additional woodland is still available).

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.

**Price:** £35,000 Freehold

**Location:** Llangynog, Carmarthen, Carmarthenshire

**Size:** Over 4¾ acres for sale

### Local manager

**Tamsin and Matt Brown**

07950 379533 or 07956 256101

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



### How to find this woodland

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.

### Location

**OS Landranger:** OS No 159

**Grid ref:** SN 324 145

**Nearest post code:** SA33 5HY

### Directions

From the M4 continue on the A48 to Carmarthen.

Follow signs to the A40 and take the A40 (west) towards St Clears for approximately 5 miles.

Take the left turn signposted to Llangynog (3rd exit) at Bancyfelin.

Continue through the village of Llangynog.

After you have gone through Llangynog, after about 1/3 of a mile, you will come to the abandoned building of the Wern Inn.

Turn right.

After a short distance you will see a mini electrical substation ahead. Turn left.

Follow this minor road for approx 1 mile and you will see a Woodlands for Sale sign on your right at the gated entrance to the woodlands.

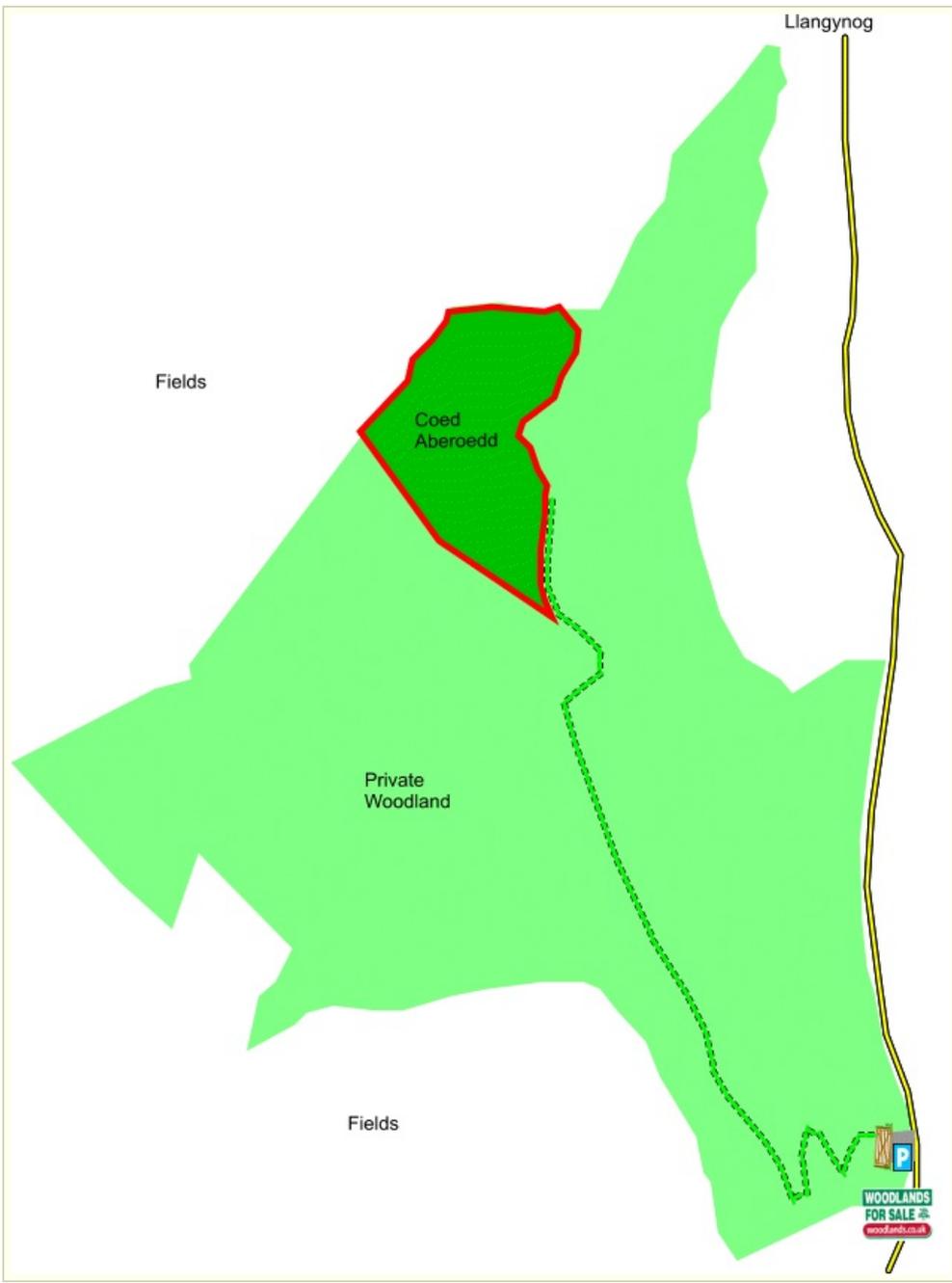
Please park in the parking area on the left of the gate.

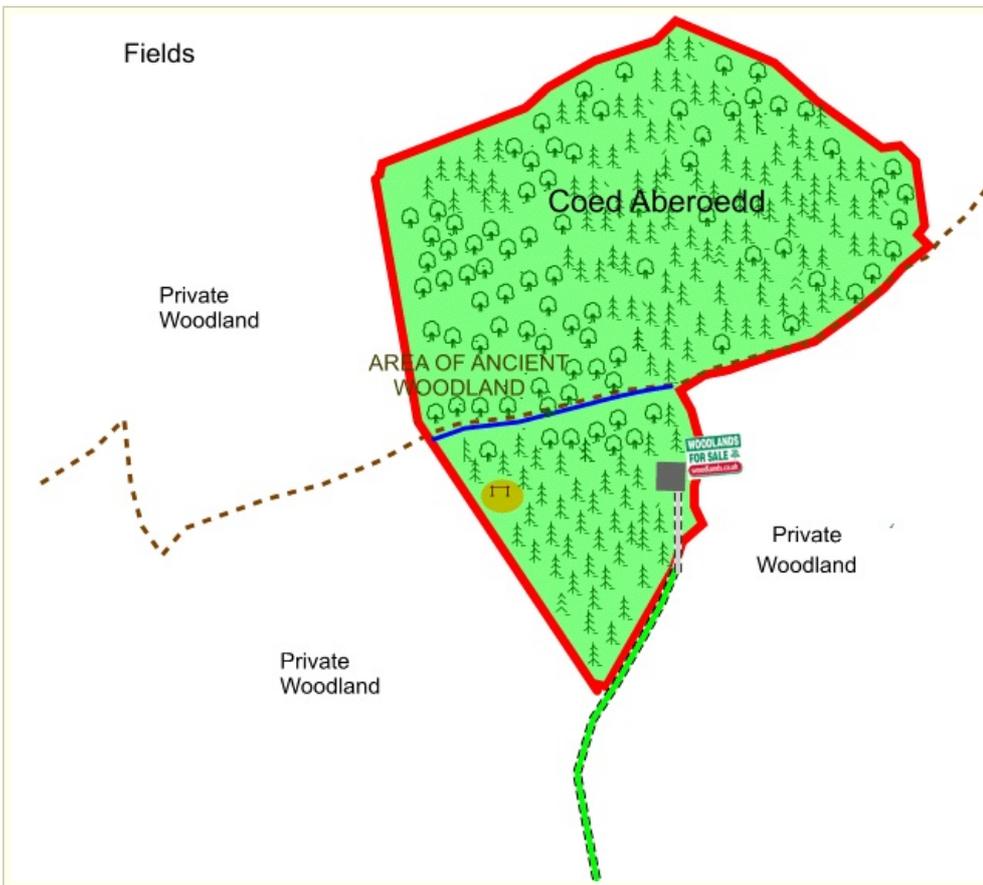
Coed Aberoedd is at the end of the track. Part of the excellent track is steep, but easily driveable in an ordinary car

### Boundaries:

The boundaries of Coed Aberoedd are marked indicatively on trees and marker stakes with red paint.







**Map Legend**

<p><b>Coed Aberoedd</b></p> <p>Roads and Public Highways</p> <p>Tracks etc with rights of way for the wood</p> <p>Other private woodland tracks</p> <p>Public Footpath</p> <p>River, stream or lake</p> <p>Railway</p> <p>Slope</p> <p>House or cottage</p> <p>GPS/Satnav, map location of nearest postcode</p>	<p>Wooden or metal gates</p> <p>Ride stops</p> <p>Fence or boundary posts</p> <p>Stone wall</p> <p>Trees, broadleaves</p> <p>conifers</p> <p>coppice</p> <p>Clearings, grasslands</p> <p>Hedge</p> <p>Wetland, rushes</p> <p>Bench</p> <p>Park here</p> <p>'For Sale' sign location</p>	<p>N</p> <p><b>WOODLANDS FOR SALE</b></p> <p><b>woodlands.co.uk</b></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.