Dôl Twyi

Carmarthenshire

Lovely southeast facing meadowland, overlooking the Twyi estuary with fabulous views, and with good access off a minor public road.

Details

Price: £79,000 Freehold
Location: Llansteffan, Carmarthen, Carmarthenshire
Size: 5 acres for sale
OS Landranger: OS No 159
Grid ref: SN 363 125
Nearest post code: SA33 5AJ

Local manager

Richard Schofield
07517 705 223
rich@woodlands.co.uk

Description

Dôl Twyi is a lovely meadow sloping up from its entrance on its north western side to its highest level in the western half of the land. From up here, the views out across the Twyi Estuary are wonderful, across the changing mudflats, and it's a great spot to take in these views and watch and listen to the copious birdlife which throngs the river and its edges.

The meadow is newly fenced on north and south sides, and is bordered by a the B4312 on its eastern boundary but is separated from the road by a hedgerow. The western boundary adjoins private woodland.

The purchasers of the meadow will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

There is opportunity for new woodland creation here, or alternatively some form of agroforestry or forest garden, or just grazing.

There are a number of very small oak saplings that would benefit from some nurture!

Wildlife

The tidal river attracts a huge quantity of birdlife including the Little Ringed Plover, and Little Egrets amongst many other species can be heard and seen feeding on the mudflats when the tides out.

Features

Lovely far reaching river views and great potential here to create a new woodland or to make this land more productive following an agroforestry model.

Access, tracks and footpaths

Access is via a small lane off the minor public road the B4312 which links to Carmarthen and the A40/M4 ensuring easy vehicle access all year round.

The Wales Coastal Path runs just west of Dôl Morydau, the adjacent meadow, and could be picked up in Llansteffan, under a mile away. There is also a public footpath which can be accessed from the east side of the B4312, opposite the entrance to Dôl Morydau. It runs along the banks of the Twyi until it reaches the beach of Llansteffan where it connects with the Coastal Path.

Rights and covenants

The purchasers of the meadow will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

A great spot for family camping, with its proximity to the coast and the many coastal pursuits on offer including boating, fishing, foraging and the great beaches of the Carmarthenshire coast. The currents of the River Twyi are treacherous and advice should be taken before swimming if you are not familiar with the river. The beaches at Tenby and Saundersfoot to the west and Pembrey to the east offer fabulous swimming.

The close access to the Wales Coastal Path opens up endless possibilities for walking as well.

Local area and history

The Towy Boat Club is half a mile down the road for anyone who wished to sail, canoe or fish for the famous sewin (sea trout). For walkers, there is access to a public footpath just across the road opposite the main entrance to the woodland, which leads directly down to the banks of the Twyi.

The Twyi is one of three estuary rivers, along with the Taf and the Gwendraeth which jointly flow into Carmarthen Bay.

From there you can walk along the river to the lovely village of Llansteffan which has the ultimate castle perched on its headland, a great beach, fish and chips and a seaside cafe as well as pubs, post office, shop and B&Bs.

Carmarthen is only 15 minutes away with all amenities and transport links.

Please note that the adjoining meadow, Dol Morydau, is also for sale.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

From Carmarthen take the A40 towards St. Clears. Take the first slip-road on the left, after B&Q, signposted to Johnstown and Llansteffan. Turn right at the traffic lights, pass through Johnstown and continue on this road (B4312) passing through Llangain and continuing for approximately 3 miles.

Just past the entrance to the Towy Boat Club on the left, look out for a large Woodlands For Sale sign on your right.

Turn right here and continue up the small lane until you come to the gated entrance to Dôl Twyi on the left. Pull in and park here, taking care not to block the entrance to the neighbouring property. Continue over the gate on foot.

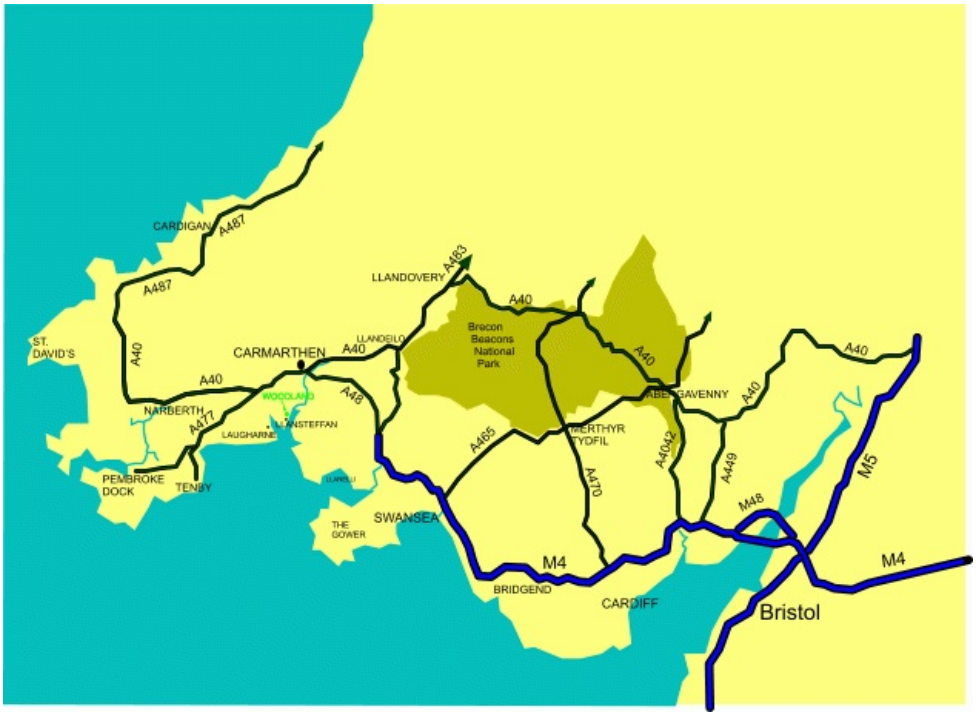
If using SatNav, Dol Twyi is three quarters of a mile after the nearest postcode SA33 5AJ, when coming from Carmarthen.

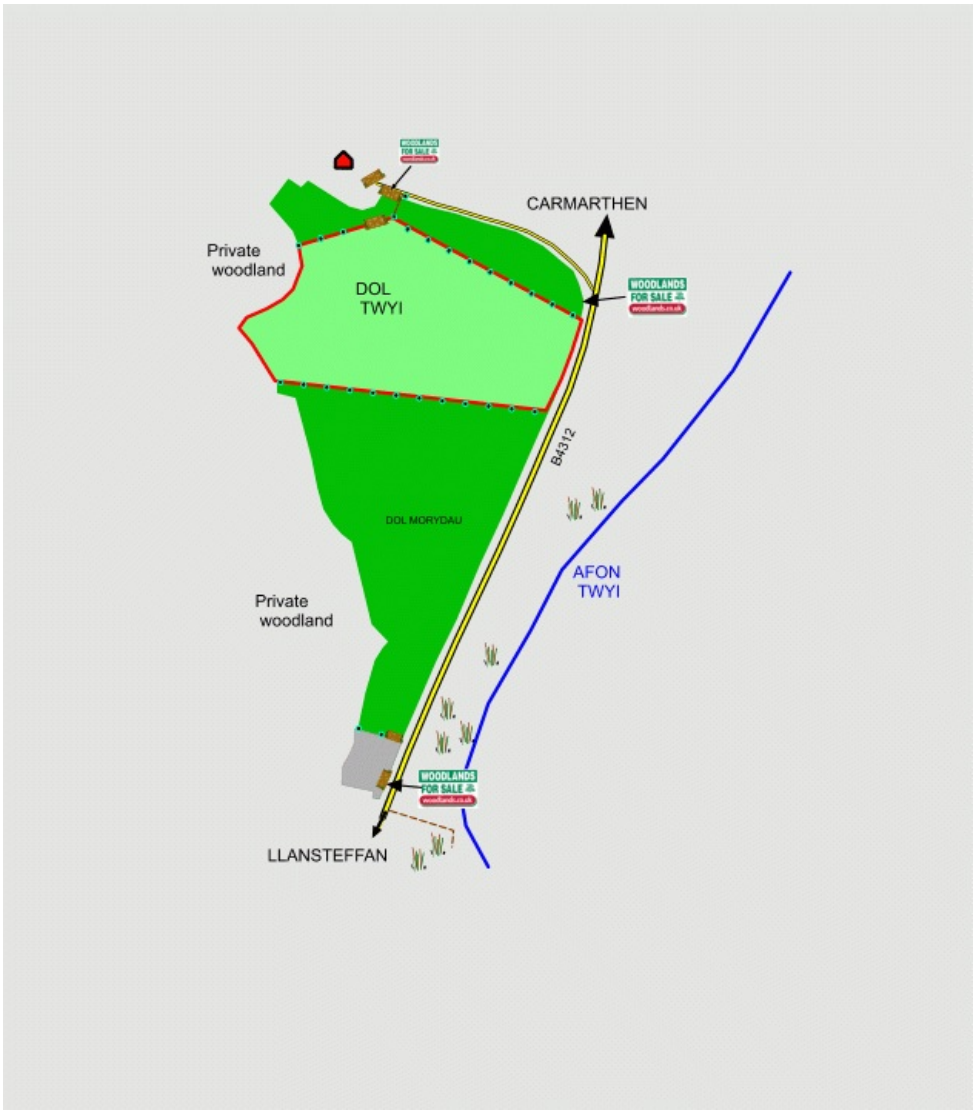
What3Words: overhear.youngest.aviators

Boundaries:

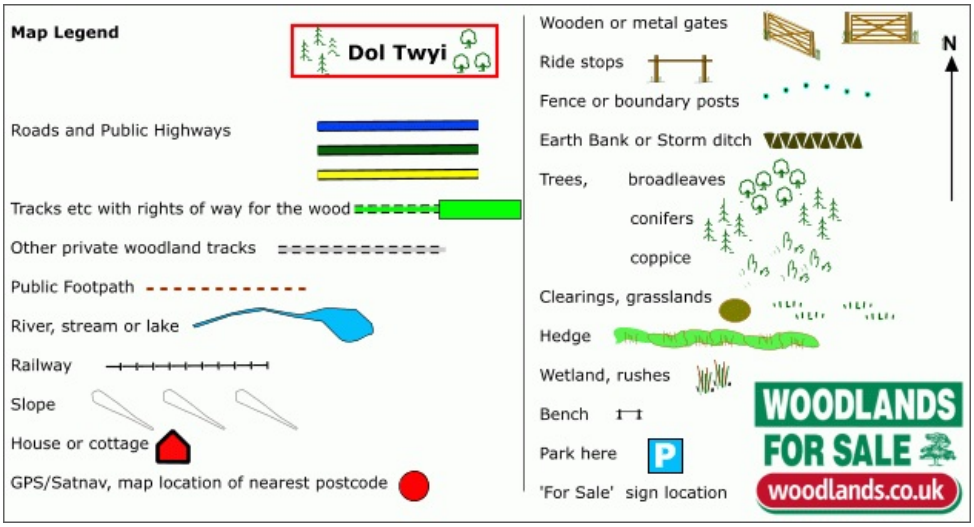
The boundaries of Dôl Twyi are all fenced and are further indicated with red paint on fenceposts.

The northern, southern and part of its western boundaries are newly fenced.




CARMARTHEN
Private
woodland
DOL
TWYI
B4312
DOL MORYDAU
AFON
TWYI
Private
woodland
LLANSTEFFAN

Meadow
Private
woodland
Meadow



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.