



Dôl Morydau Carmarthenshire

Southeast facing meadow overlooking the Twyi River, a beautiful location near the village and beaches of Llansteffan, with excellent access directly off a minor public road.

Details

Price: £85,000 Freehold

Location: Llansteffan, Carmarthen, Carmarthenshire

Size: 5¼ acres for sale

OS Landranger: OS No 159

Grid ref: SN 363 124

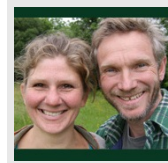
Nearest post code: SA33 5AJ

Local manager

Tamsin and Matt Brown

07950 379533 or 07956 256101

tamsinandmatt@woodlands.co.uk



Description

Dôl Morydau is flanked by woodland on one side, and meadow on the other and looks out directly over the Twyi Afon, a tidal river with an ever-changing aspect of mud flats, sand banks and rivulets depending on the height of the tide.

Dôl Morydau's entrance is via a gated parking area which is accessed directly off the B4312. This parking area is shared with neighbouring woodland owners and there is ample space for about 3 to 4 vehicles.

The meadow is fenced off from the parking area and a gate gives access to the western end, mainly level here sloping gently up to its southwestern boundary where it meets woodland, and climbing gradually in a northerly direction for a distance before the land opens up westwards, climbing more steeply up to its highest point along the western boundary. There are magnificent views out over the estuary from here, and it's a place you can take in the changing light and atmosphere of the riverscape and the surrounding countryside.

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](#).

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 tide is out.

Features

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

Access, tracks and footpaths

Access is directly 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 and could be picked up in Llansteffan, under a mile away. There is also a public footpath which can be accessed from across the road, directly opposite the main entrance to the woodland, that runs along the banks of the Twyi until it reaches the beach of Llansteffan, and connects with the Coastal Path.

Rights and covenants

There is a small BT mast half way along the western boundary to which BT require occasional access for routine checks and maintenance.

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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 good 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 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 Twyi](#), 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. A few hundred yards beyond this, look out for an entrance on your right, again marked with a Woodlands for Sale sign. Turn in here and park up. Please do not block the gate as it is in frequent use.

The entrance to Dôl Morydau is gated and marked with a Woodlands for Sale sign and a wooden name board.

Boundaries:

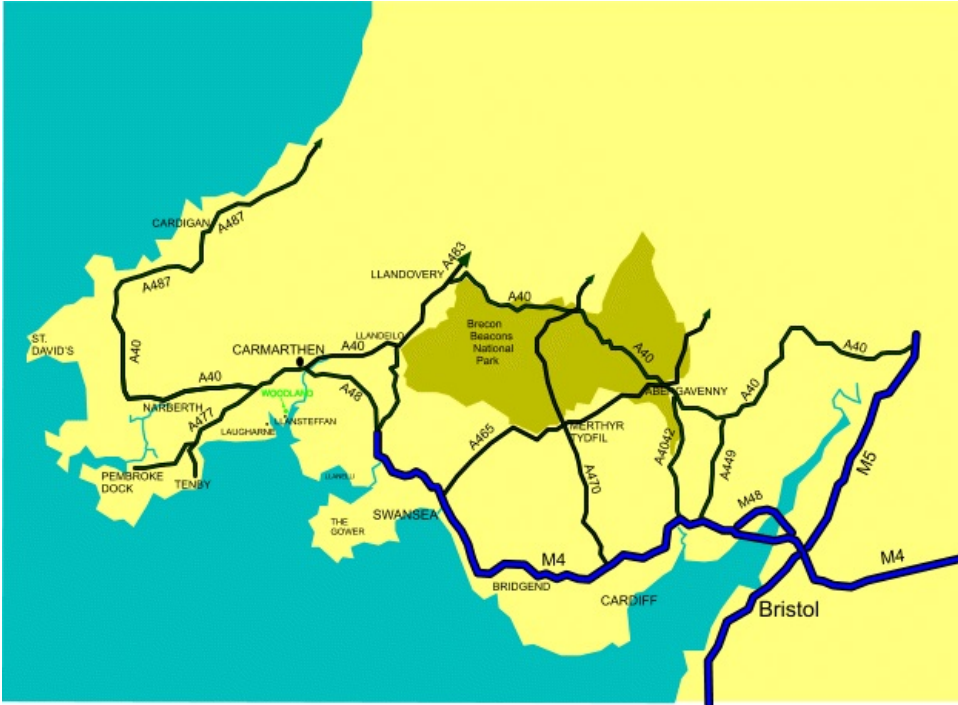
The boundaries of Dôl Morydau are mainly fenced and are further defined by wooden marker stakes marked with royal blue paint.

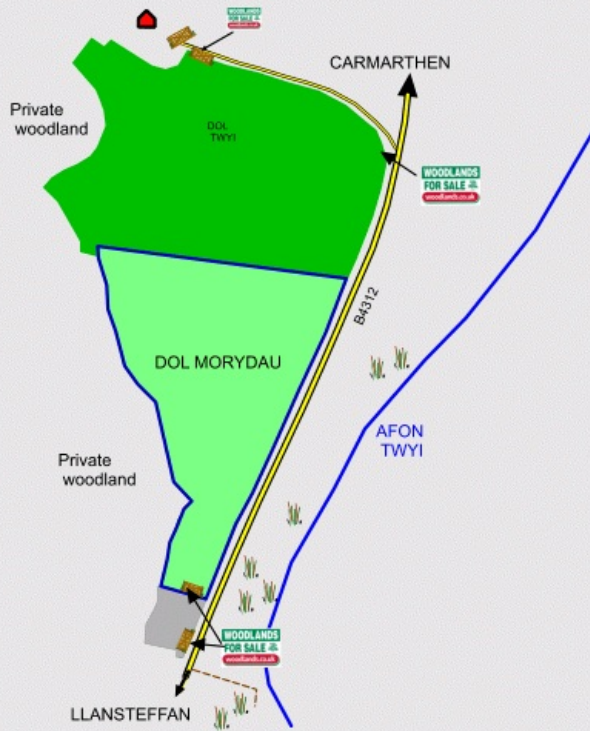
The northern boundary is a new fence line.

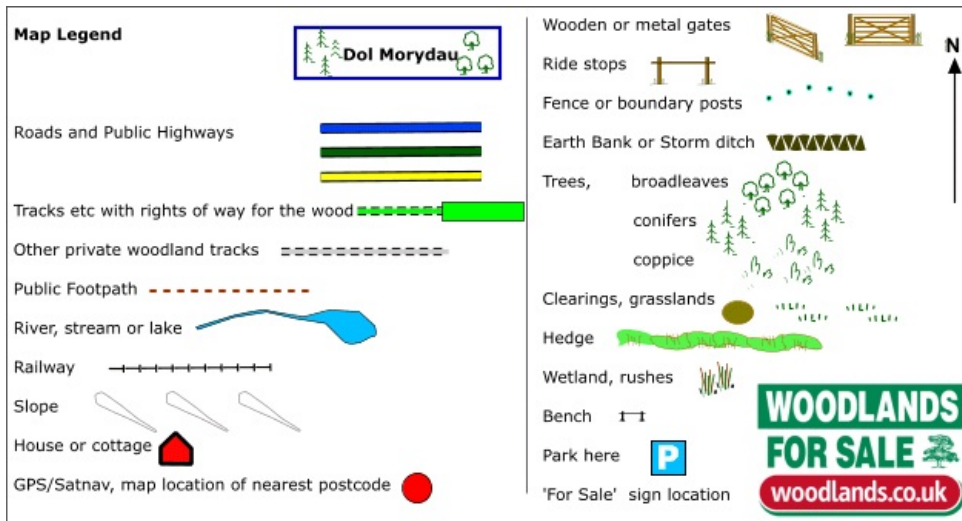
The eastern boundary runs along the B4312 and is separated from the road by a fence and hedgerow.

The western boundary is marked by wooden marker posts and partially fenced.

The southern boundary is fenced from the shared parking area.







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.