

**FOR SALE BY PUBLIC AUCTION. Investment Property of Interest to Builders, Investors etc. 2**

**Bedroom Former Miners Cottage with Large Garden & Garage. In Need of Renovation and**



**10 Gwendraeth Row, Pontyberem, Carmarthenshire. SA15 5NA.**

**£40,000**

**R/4546/NT**

TO BE SOLD BY ON-LINE AUCTION \*\*\* AUCTION GUIDE PRICE: Circa £100,000 ( plus fees). This Auction will be held by our Joint Auctioneers, Auction House Wales, [www.auctionhouse.co.uk/wales](http://www.auctionhouse.co.uk/wales) \*\*\* Bidding will open at 12.00pm on the 21st May 2025 and will run until ?

Of interest to builders, investors and speculators. Former miners cottage needing renovation and modernization the property offers good potential and offers 2 reception rooms and kitchen area and 2 first floor bedrooms. Large garden area to front and rear with garage, garden shed and glasshouse. Quiet location on the edge of Pontyberem village but close to the footpath for a walk to the centre.

Pontyberem offers good facilities including shops, Doctors surgery, schools etc.



**LAMPETER**  
12, Harford Square, Lampeter,  
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**ABERAERON**  
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**CARMARTHEN**  
11, Llammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
[carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

## Location

Situated on the edge of the village which offers shops, junior school, Doctors surgery and chemist. Public houses and eateries. Conveniently Located for Cross Hands 5 miles, Carmarthen 10 miles and Llanelli 9 miles. Pembrey country park with large sandy beach is 11 miles.

## Hallway

Front door and doors to

## Sitting Room

2.7m x 2.76m (8' 10" x 9' 1")

Window to front.



## Living Room

3.6m x 3.6m (11' 10" x 11' 10")

Parkray solid fuel room heater( Not checked if working).

Understairs store cupboard. Door and window to.



## Kitchen

2.6m x 2.06m (8' 6" x 6' 9")

Stainless steel sink unit with single drainer and base unit with worktop over. 4 ring hob, window to rear. rear door and Perspex roof.



## Landing

Doors to

## Front Bedroom

3.7m x 3.7m (12' 2" x 12' 2")

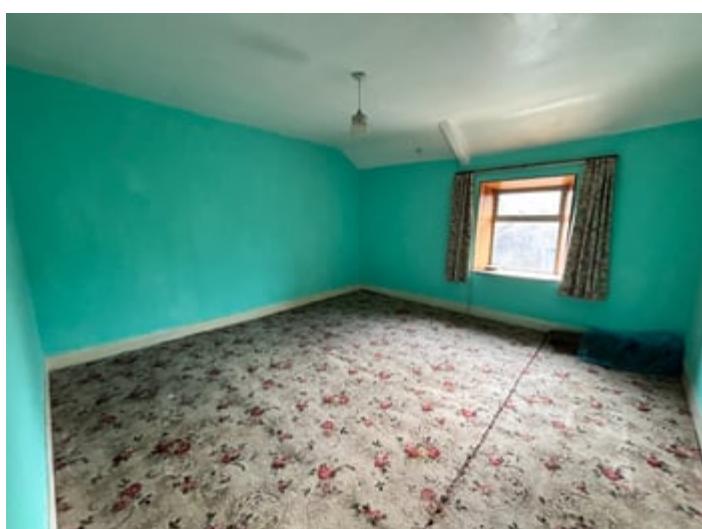
Window to front.



### Rear Bedroom

3.7m x 2.8m (12' 2" x 9' 2")

Window to rear.



### Externally

Front garden running down to a stream with Garage. Rear Garden shed with long garden area and glasshouse. Please note the property is in a row of terrace and there is an access road running along them all to front and rear.



## IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

### Auction Guidance

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the Auction for inspection. For further information on the auction process please see Auction House Guide at <https://www.auctionhouse.co.uk/guide>

### Guide Price

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price, which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

### Register to Bid and Legal Pack

We advise all parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the legal pack once available.

### Additional Fees

Administration Charge - 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

### Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### Tenure

We are advised that the property is Freehold and vacant possession on completion.

### Services

Mains water, electric and drains.

### Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band:A.

### Ground Floor

Approx. 37.3 sq. metres



### First Floor

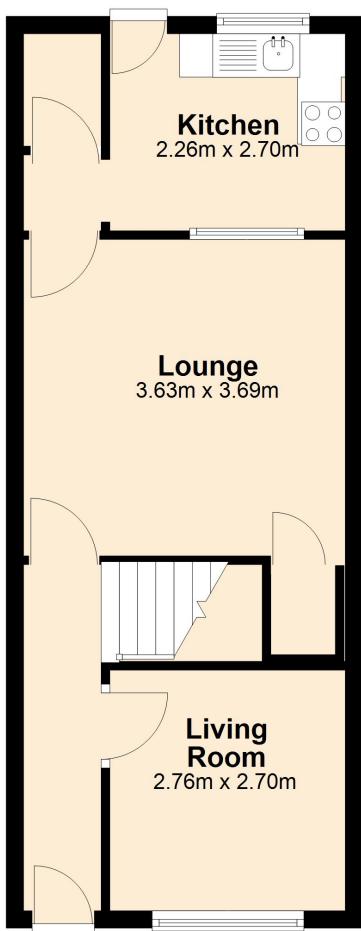
Approx. 28.0 sq. metres



Total area: approx. 65.3 sq. metres

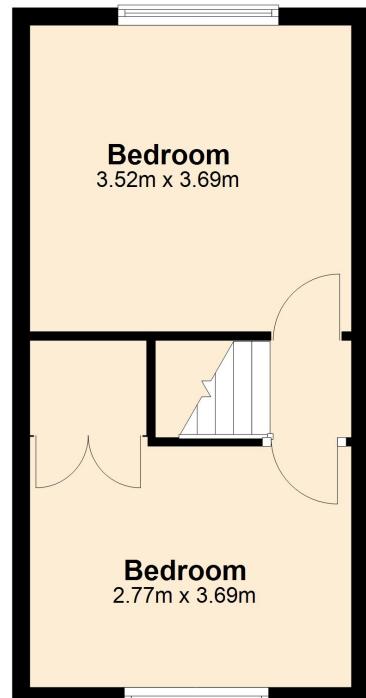
### Ground Floor

Approx. 37.3 sq. metres



### First Floor

Approx. 28.0 sq. metres



Total area: approx. 65.3 sq. metres

## MATERIAL INFORMATION

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**Council Tax:** Band A

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** E (43)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

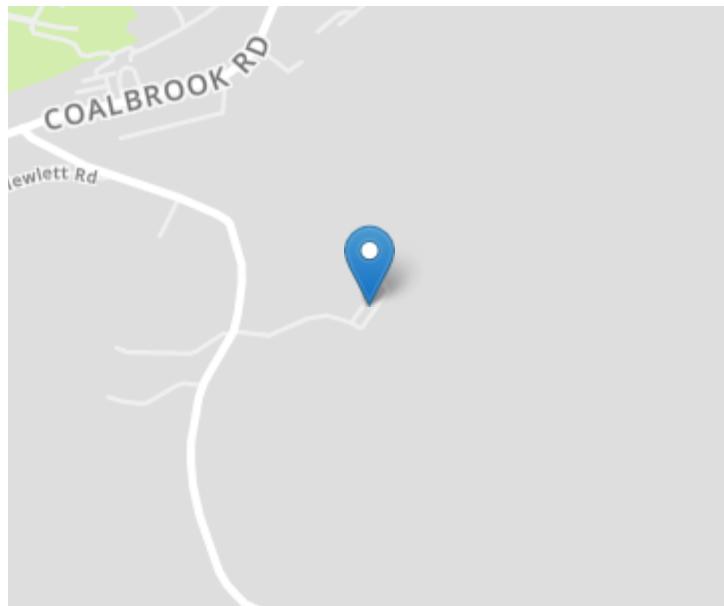
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

**Mobile Signal**

4G great data and voice



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

### Directions

Directions : From Carmarthen take the A 484 south towards Llanelli. After 2 miles in the village of Cwmffrwd turn left signposted Pontyates onto the B4309 and turn left again towards Pontyberem onto the B 4306. Continue through the villages of Llangyndeyrn, Crwbin and Bancffosfelen and continue onto Pontyberem. At the T junction turn left and immediate right into Llannon Road. Carry on up the hill and at the brow carry on for a short distance and turn Left into Gwendaeth Row. Carry on to the bottom and pass the cottages and the property will be found by a Morgan and Davies For Sale Board.

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

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**RICS**<sup>®</sup>