

TO BE SOLD BY ON-LINE AUCTION. Partly converted substantial former stone Woollen Mill. Near Llandysul/Newcastle Emlyn, West Wales



The Old Mill, Drefach Felindre, Llandysul, Carmarthenshire. SA44 5YW.

£129,000

REF: R/4219/LD

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £129,000+. This Auction will be held by our Joint Auctioneers, Auction House Wales - www.auctionhouse.co.uk/southwales *** Bidding will open at 12 Noon on Monday 29th July 2024 and will run until 12 Noon on Wednesday 31st July 2024

*** A substantial Former Woollen Mill *** Part converted - Of stone and slate construction *** 10 bedroomed accommodation *** Excellent re-development opportunity *** 6,000 sq ft *** Garden and off street parking *** Peaceful rural setting *** Close to Newcastle Emlyn and Llandysul



LAMPETER
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Tel: 01570 423623
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

The property is located within a peaceful rural setting whilst having a Convenience Shop, Barbers, further amenities and Primary School are located on the nearby Village. Good access is also provided to the larger Towns of Newcastle Emlyn and Llandysul.

GROUND FLOOR

HALLWAY

FORMER SPORTS HALL/SQUASH COURT

31' 0" x 21' 0" (9.45m x 6.40m).

OPEN KITCHEN/FAMILY/DINING ROOM

UTILITY/BOILER ROOM

FIRST FLOOR

HALLWAY

LARGE OPEN PLAN LIVING ROOM

OFFICE

BATHROOM

STAIRCASE

To the second floor.

SECOND FLOOR

LANDING

10 BEDROOMS

LARGE BATHROOM

STORE

EXTERNALLY

PARKING

Parking area to the front of the building.

GARDEN

Lawned gardens and attractive rockface (previously used for climbing activities).

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. Please refer to the Legal Pack for confirmation). No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - 'C'.

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 Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

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.

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 <https://www.auctionhouse.co.uk/guide>

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

FURTHER INFORMATION AND AUCTION PACK

Please contact Auction House Wales for further information and Legal Pack. Tel: 02920 475 184.

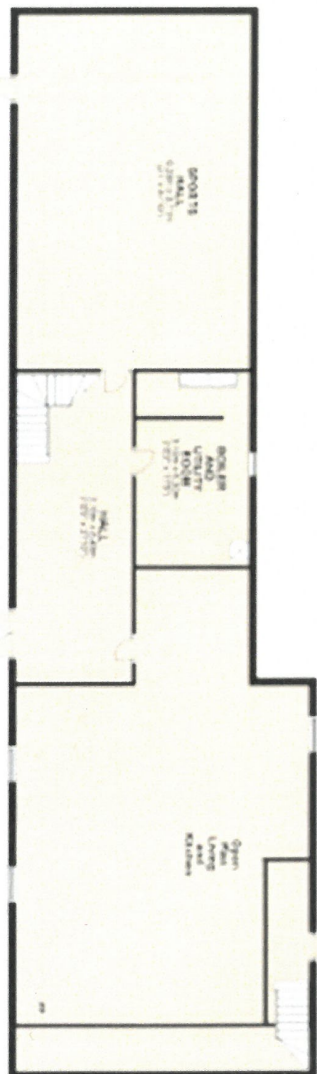
VIEWINGS

Please contact Morgan & Davies at the Lampeter Office on 01570 42 623.

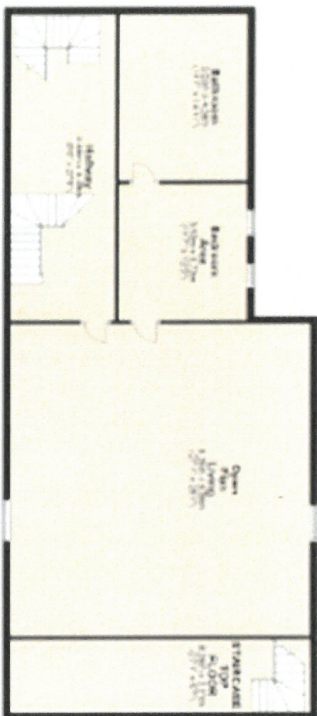
Services

To be confirmed.

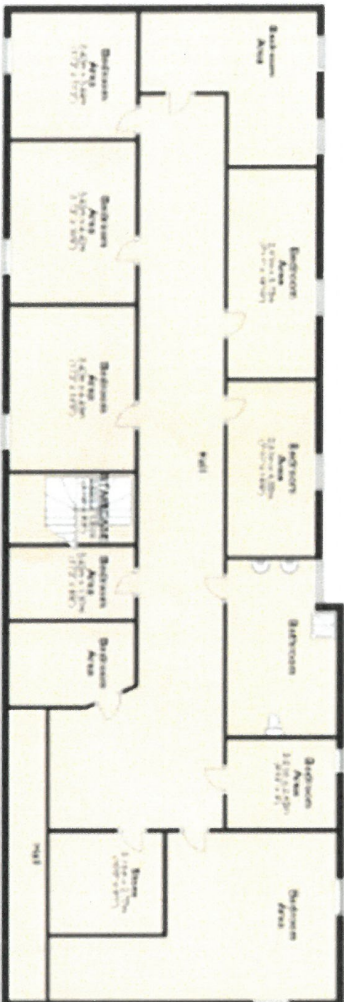
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL AREA: 10,000 SQ. FT.

Directions

what3words will point you to where the properties lies on the map - hammocks.with.glory. As identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

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