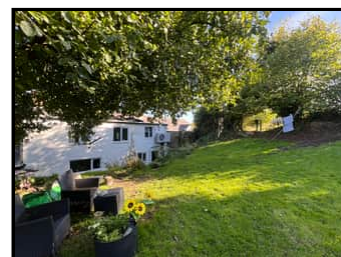


*Attention investors! Character 4 bedroom terraced cottage. Popular village location near Cardigan.
West Wales.*



Llwynceilyn Farm, Llwynceilyn, Cilgerran, Cardigan, Pembrokeshire. SA43 2PE.

£99,000 Guide Price

R/4947/SS

****TO BE SOLD BY ON-LINE AUCTION **AUCTION GUIDE PRICE: £99,000.** 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 20th October 2025 and will run until 12 Noon on Wednesday 22nd October 2025**** The property is offered with a 40 working day completion period, which would allow a purchaser to obtain traditional finance for this purchase.

This Auction will be held by our Joint Auctioneers, Auction House Wales, www.auctionhouse.co.uk/southwales **** Spacious 4 Bed Terraced House ** Generously proportioned grounds ** On-street parking ** Elevated Rear Garden ** Walking distance to village amenities ** Sought after location ** Ideal investor opportunity ** Attention investors ** In need of sympathetic renovation ****

The property is situated just outside the popular village of Cilgerran offering primary school, village shop, places of worship, public houses, good community facilities and public transport connections into Cardigan and the wider Pembrokeshire community. The nearby town of Cardigan offers secondary school, 6th form college, traditional high street offerings, cinema and theatre, community hospital, retail parks, supermarkets, industrial estates and employment



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Carmarthenshire, SA31 3AD
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carmarthen@morgananddavies.co.uk

GENERAL

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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection.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

Entrance Hallway



Living Room

11' 2" x 13' 9" (3.40m x 4.19m)



Dining Room

14' 2" x 11' 4" (4.32m x 3.45m)





Kitchen

16' 1" x 7' 7" (4.90m x 2.31m)



Utility Room

7' 5" x 11' 7" (2.26m x 3.53m)



W.C.

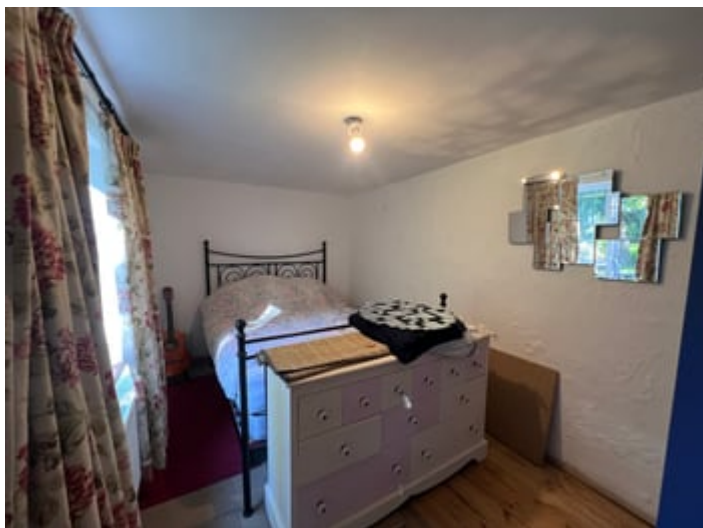
8' 2" x 5' 2" (2.49m x 1.57m)



FIRST FLOOR

Rear Bedroom 1

13' 1" x 7' 6" (3.99m x 2.29m)



Family Bathroom

8' 0" x 7' 3" (2.44m x 2.21m)



Front Bedroom 2

8' 8" x 12' 0" (2.64m x 3.66m)





Box Room / Office

8' 3" x 6' 5" (2.51m x 1.96m)



Front Bedroom 3

10' 8" x 13' 9" (3.25m x 4.19m)



EXTERNALLY

To Front

Set on a quiet, country lane with views overlooking the countryside.



To Rear

Spacious elevated garden, laid to lawn with space for vegetable beds.





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.

Services

The property benefits from electricity generated from the solar panels, air source heat pump, mains water and drainage.

Council Tax Band E.

MATERIAL INFORMATION

Parking Types: On Street.

Heating Sources: Air Source Heat Pump. Solar.

Electricity Supply: Solar PV Panels.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

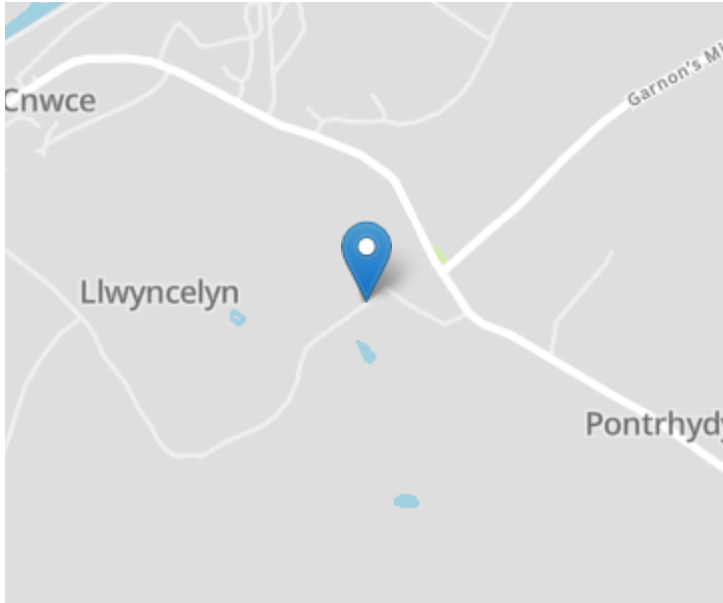
Any risk of coastal erosion? No

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



Directions

On leaving Cilgerran village from Cardigan direction, head northeast for just under a mile, you will pass the junction signposted for Llechryd on your left, take the next turning right. Continue along this road for approximately 1/4 mile and you will see the property on the right hand side of terraced houses,

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

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