



1, Rhyd, Henllan Amgoed, Whitland, Carmarthenshire SA34 0SL

Guide Price £144,000 For Sale

Property Features

- Characterful traditional Welsh cottage
- Tranquil rural location surrounding by greenery
- Ideal renovation project with excellent off-grid living appeal
- 3 miles from market town of Whitland and A40
- 0.26 acres of grounds with endless possibilities
- To be offered for sale by Public Auction (Subject to conditions of sale and unless sold previously)
- At The Rasoi Indian Kitchen (Garden Room), Pontlliw, Swansea, SA4 9DY
- On Wednesday 29th April 2026 at 3 p.m.

Property Summary

Discover the charm of this characterful 2-bedroom semi-detached Welsh cottage set in 0.26 acres nestled in the tranquil rural location on the periphery of the popular village and community of Henllan Amgoed, just 3 miles from Whitland. Perfect as an ideal renovation project, this off-grid property offers a unique opportunity to create a bespoke home in a peaceful rural setting. This rare gem will be offered for sale by public auction on Wednesday 29th April 2026 at 3 p.m. (subject to conditions and unless sold previously), at The Garden Suite, at Rasoi Indian Kitchen, Pontlliw, Swansea, SA4 9DY, making it a fantastic chance for those seeking a distinctive countryside retreat with endless possibilities.



Full Details

Overview

This charming 2-bedroom semi-detached Welsh cottage lies on the periphery of the village of Henllan Amgoed, in an idyllic rural setting just three miles from the vibrant market town of Whitland, offers an exceptional opportunity for those looking to embark on a rewarding renovation project with excellent off-grid living potential. The property offers a tranquil lifestyle surrounded by lush greenery, this delightful cottage is being sold by public auction, presenting a rare chance to acquire a unique countryside home tailored to your personal taste and vision.

The property enjoys convenient access to the bustling market town of Whitland, being home to a range of amenities including local shops, cafes, schools, medical centre, recreational facilities and train station. The A40 nearby also provides excellent transport links to the wider area and A48-M4 Link in Carmarthen, 17 miles to the east. This blend of idyllic rural charm and practical connectivity makes it an ideal location for those wishing to escape the hustle and bustle without feeling isolated.

The cottage retains many original character features of a period Welsh cottage, with scope to further renovate and modernise, subject to obtaining the necessary planning consents. The cottage is set within a peaceful rural environment, offering plentiful greenery and the chance to enjoy outdoor living and ideal for those looking to embrace an off-grid lifestyle or to enhance the property with sustainable features, such as solar power or a vegetable garden, further enhancing its appeal as a self-sufficient country home.

Externally, the property is set within 0,26 acres of grounds which surrounds the property, to include lawned areas, shrubbery and trees, along a pretty stream running through to the nearby river.

1 Rhyd Cottage

GROUND FLOOR

Sitting Room

Open fire with tiled hearth.
Exposed beams, stone walls and concrete floor
Window to front



Kitchen

Log burner
Exposed beams, stone walls, concrete floor
Window to front
Access to first floor via wooden ladder

FIRST FLOOR

Bedroom 1

Exposed beams, walls and floorboards.
Skylight window.

Bedroom 2

Exposed beams, walls and floorboards.
Skylight window.



EXTERNALLY

Outbuildings

Adjoining log store.
Detached block built shed.

For Sale by Public Auction

To be offered for sale by Public Auction (Subject to conditions of sale and unless sold previously) at The Garden Suite at The Rasso Indian Kitchen, Pontlliw (The former Glamorgan Arms), Swansea SA4 9DY on Wednesday 29th April 2025 commencing at 3pm. Legal packs are currently being prepared and are available by request.

FURTHER INFORMATION

Tenure

We understand that the property is held on a Freehold basis. The property is sold as seen.

Services

We are advised the property does not benefit from any mains services. However, mains water is available within the locality. The absence of mains connections presents an excellent opportunity for off-grid living, offering potential for a self-sufficient and sustainable lifestyle.





Energy Performance Certificate

EPC Rating F.

Council Tax

The Cottage is currently not listed for Council Tax for Carmarthenshire County Council.

Directions

In Whitland turn at the co-op onto North Road, follow this road up with Dyfryn Taf School on your left. Continue on this road to Cwmfelin Boeth, here turn left signposted to Henllan Amgoed. As you entre Henllan Amgoed there is a small cross roads, turn right here, signposted to the church. Keep on this road for 1 mile until you reach the ford and have arrived.

You will drive past Henllan farm, a white bungalow on the corner the road passes the bottom of a yard before dipping down into woodland. You can drive through the ford to the parking area, there is also a parking and turning area before the ford with a foot bridge to cross. Please wear outdoor shoes or boots.



Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Plans, Areas and Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.





Planning


All planning related enquiries to Carmarthenshire County Council Planning Department. Planning Services, Civic Offices, Crescent Road, Llandeilo, SA19 6HW. Tel: 01267 234567

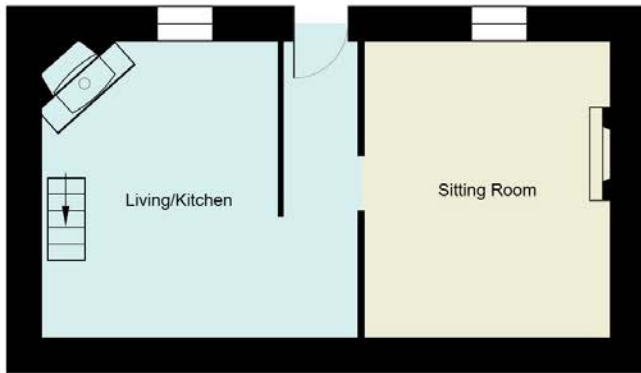
Postcode / What 3 Words

SA34 0SL
 Property itself - housework.boil.primary
 Access road - obviously,prepped.with

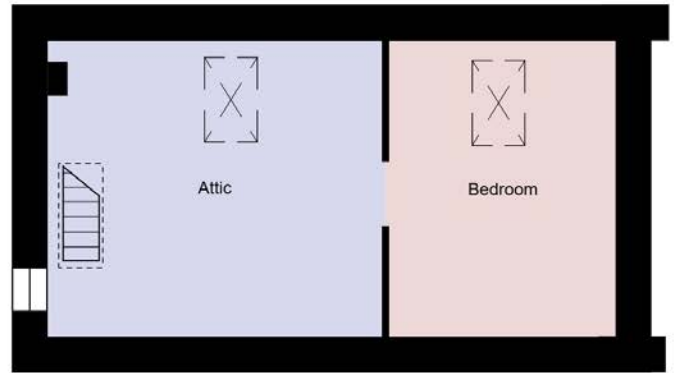
Further Information / Viewing

Please contact Rees Richards & Partners, Carmarthen office for further information or a viewing.
 12 Spilman Street, Carmarthen SA31 1LQ.
 Tel: 01267 612021
 Email: property@reesrichards.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G	22	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Ground Floor



First Floor

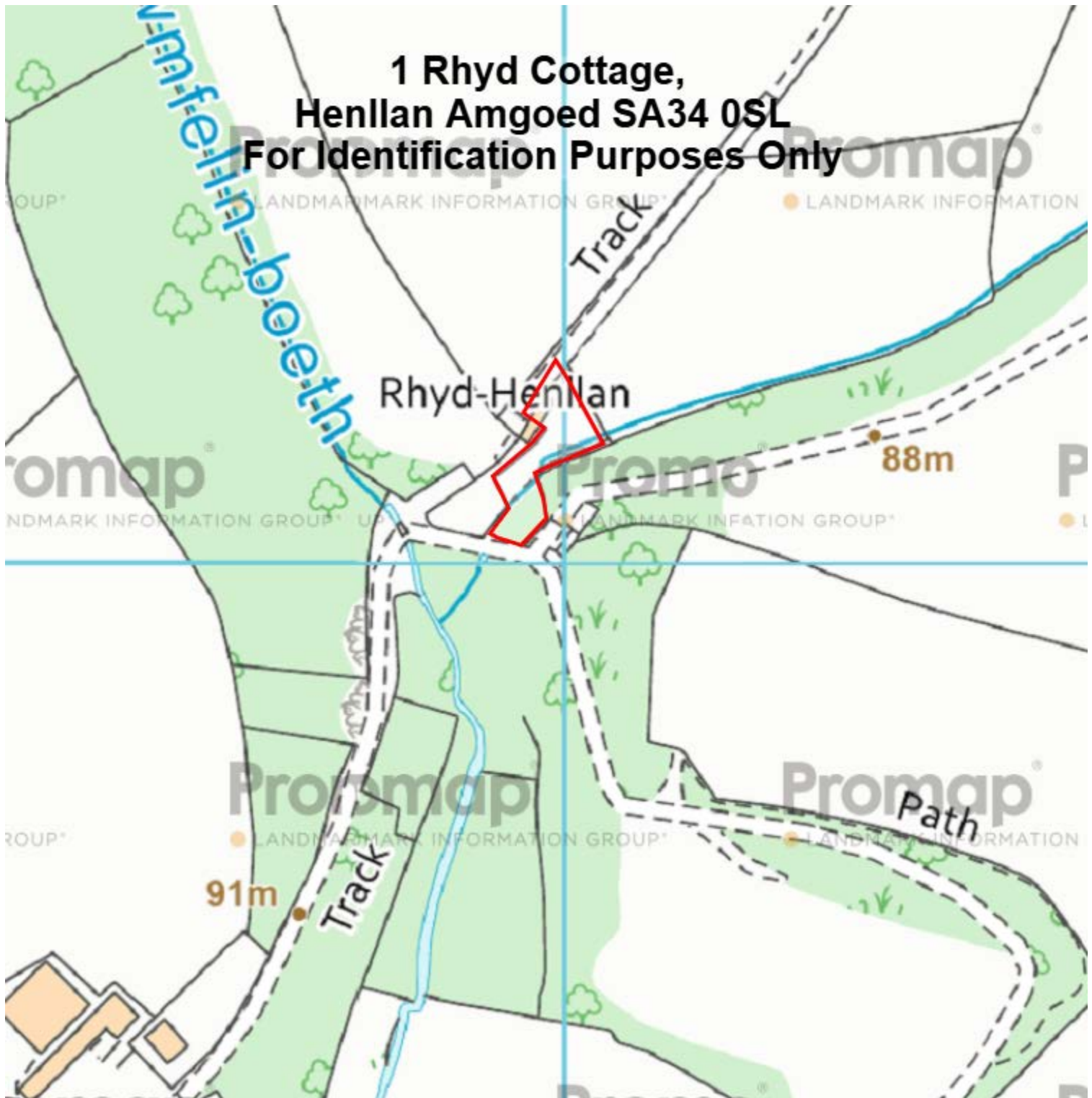
1 Rhyd Cottage, Henllan Amgoed, Whitland SA34 0SL

All measurements are approximate and for display purposes only.



**Fairwood
Solutions**
Survey & Energy

1 Rhyd Cottage, Henllan Amgoed SA34 0SL For Identification Purposes Only



AUCTION CONDUCT CONDITIONS

1. The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disapplied or varied by the sales conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

2. **Our Role: -**

- 2.1 As agents for each seller we have authority to: -
 - a) Prepare the catalogue from information supplied by or on behalf of each seller;
 - b) Offer each lot for sale;
 - c) Sell each lot;
 - d) Receive and hold deposits;
 - e) Sign each sale memorandum, and
 - f) Treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.
- 2.2 Our decision on the conduct of the auction is final.
- 2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.
- 2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.

3. **Bidding and reserve prices: -**

- 3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.
- 3.2 We may refuse to accept a bid. We do not have to explain why.
- 3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

Partners

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Matthew Lloyd MRICS MNAEA
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Christine Davies MRICS FAAV

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- 3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds the reserve price the lot will be withdrawn from the auction.
- 3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.
- 3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always, as the seller may fix the final reserve price just before the bidding commences.

4. The Particulars and other information: -

- 4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.
- 4.2 If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have been prepared by a conveyancer and are not intended to form part of a legal contract.

5. Important note prior to auction: -

- 5.1 All prospective purchasers must register with the Auctioneers providing proof of identity with either a copy of their passport or driving licence which must include the photograph of the individual together with a copy of a recent utility bill.
- 5.2 Bids cannot be accepted unless the proof of identity is clarified prior to the auction.
- 5.3 This applies to everybody including people known to the Auctioneers.

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PROPERTY AUCTION GUIDELINES

Sales Particulars

Particulars for each Lot will contain a Guide Price. Please remember this only represents a view as to where the value may lie.

Finance

Should you require finance to purchase a property at Auction, (eg. Mortgage, bank loan, etc) it is advisable to have this arranged with the relevant Bank/Building Society prior to Auction. All lenders will require a survey to be carried out, therefore these can and should be done before the property is sold at auction. If you are a cash buyer, it is also advisable for you have a survey carried out on the property prior to auction, but this is entirely your decision.

Legal Packs

The vendors solicitor will prepare a legal pack containing copies of Conditions of sale, and all other legal documents, searches, plans, Title deeds, etc for each Lot. The pack will be available at our offices prior to Auction and can be inspected at any time during opening hours. Should you wish for your own copy of these documents, these can be sent by email free of charge, however, should you require a paper copy there will be a charge of £30.00 (inclusive of VAT) per Lot. It is the responsibility of the bidders to verify with the vendors solicitor that the pack they receive is accurate and complete. You buy subject to the terms of the contract and all documentation whether or not you or your solicitor have read them.

Reserve

All properties placed at Auction will be offered subject to a reserve price. (This figure is usually set by the owner of a particular lot or a solicitor, on the day of the Auction) this is the minimum figure that the property can be sold for.

Making a Bid

Our Property Auctions commence promptly so please ensure that you arrive giving yourself plenty of time as all prospective purchasers MUST register their details with our Staff, prior to auction. On completion of the registration you will be given your own unique "Bidding Number". Once the Auction commences, please ensure that your bids are made clear to the Auctioneer. If you are successful in your bid, you will be asked to raise your bidding number so that the information can be logged against that particular Lot. (See additional notes on registration). Bids are accepted on the basis that you have read and understood the auction contract and other documentation comprising the legal pack as supplied by the vendors solicitor.

Contracts

On completion of the Property Auction, each successful purchaser will be asked to come forward to sign the relevant documents, and exchange of contracts then takes place. At this stage you will be required to pay a 10 per cent deposit, this can be either cash or cheque (made payable to relevant solicitors acting for that Particular Lot).

Completion

Usually takes place 28 days after exchange of contracts, at this time the balance of the monies will be required.

Registration

In order to comply with Money Laundering Act of 2017, Rees Richards & Partners require all prospective purchasers to register their details with our Staff prior to auction. Registration commences one hour prior to Auction commencement, you can also register at our offices before the Auction day if you so wish. The information/documents which must be presented in all cases are: -

- A photographic Driving License or Passport
- Proof of current residential address (utility bill in your name, building society or bank statement issued within the previous three months)

A photocopy MAY be taken as part of the auction process.

If a bidder is acting on behalf of a company, we still require a copy of the above documents along with written authority from that company. If a bidder is acting on behalf of another party, the documents detailed above, will be required for them also, as well as the other party, and a letter of authority from the person authorizing them to bid on their behalf.

Solicitor details will also be required, name address and telephone number as well as solicitor acting on your behalf

N.B. Rees Richards & Partners, for themselves and the vendor of a property, whose Agents they are give notice that: -

1. The particulars do not constitute any part of, an offer or contract.
2. Any intending purchaser MUST SATISFY himself/herself, by inspection or otherwise as to the correctness of each of the statements contained in the particulars, as neither Rees Richards nor anyone employed by them has authority to make or give any representation in relation to the property.
3. No liability is accepted for any travelling expenses incurred by the applicants in viewing properties that may have been sold or withdrawn.
4. The property shall be offered for sale subject to a reserve price and the vendors and their agents shall be entitled to bid.

AUCTION REGISTRATION

Date of Auction: _____

Name: _____

Address: _____

Proof of Identity Passport No _____

Driving License, No _____

Copy taken YES/NO

Utility Bill _____
(Issued within last three months)

Firm of Solicitors _____

FAO _____

Bidding Number _____