On-Line Property Auction. An improvable country smallholding of 11 acres. Near Llandeilo, West Wales









1 Llwyncelyn Cottages, Llansawel, Llandeilo, Carmarthenshire. SA19 7JB.

REF: A/4795/LD. Auction Guide Price

£129,000

TO BE SOLD BY ON-LINE AUCTION. The Auction will be held by our Joint Auctioneers - Auction House South Wales - https://www.auctionhouse.co.uk/southwales

Bidding will open at 12:00 (Noon) on Monday 8th February 2021 and will run until 12:00 (Noon) on Wednesday 10th February 2021

*** Improvable country smallholding *** A semi detached 3 bedroomed cottage requiring comprehensive refurbishment *** The cottage dates back to 1899 and was formerly part of the historical Edwinsford Estate *** 11 acres of mixed use land split into six paddocks - Being gated and fenced *** Native woodland, pasture paddocks and amenity land *** Useful and adaptable stone range with lean-to wood store/Animal shelter *** Picturesque rural setting

*** Only 1 mile from the popular Village of Llansawel *** Close to Brechfa Forest - Renowned for its outdoor pursuits *** Being conveniently positioned and within commuting distance to the larger Towns of Llandeilo, Lampeter and Llandovery *** A rare opportunity

LOCATION

Well positioned just outside the popular rural Community of Llansawel with Public Houses, Places of Worship, Village Hall, nestling in the Cothi Valley, being centrally positioned, approximately 8 miles equidistant from the Market Towns of Lampeter, to the North, Llandovery, to the East, and Llandeilo, to the South.

GENERAL DESCRIPTION

The smallholding offers an improvable country smallholding of 11 acres. The property is in need of comprehensive refurbishment and currently offers 3 bedroomed accommodation.

Externally it boasts a useful stone range that could be adapted to suit a range of uses with a lean-to wood store and Animal shelter that opens to the paddocks. There are six paddocks of mixed use with woodland and amenity land.

The property offers a great project to the discerning Owner and currently offers the following:-

THE COTTAGE

ENTRANCE HALL

With solid front entrance door and quarry tiled flooring.

FRONT BEDROOM 1

11' 8" x 14' 0" (3.56m x 4.27m). With original open fireplace.

LIVING ROOM

16' 0" x 12' 3" (4.88m x 3.73m). With Red and Black quarry tiled floor, original stove with bread oven.



REAR BEDROOM 2

14' 2" x 10' 7" (4.32m x 3.23m).



REAR BEDROOM 3

12' 2" x 6' 0" (3.71m x 1.83m).

REAR HALL

With Red and Black quarry tiled flooring, steps leading down to the kitchen.

KITCHEN

12' 0" x 6' 5" (3.66m x 1.96m). With Red and Black quarry tiled flooring, water and electricity connection, rear stable door opening onto the rear garden area.

EXTERNALLY

THE OUTBUILDINGS

Viz:-

STONE RANGE

50' 0" x 10' 0" (15.24m x 3.05m). Of stone construction under a corrugated iron roof. The range is semi detached with various store rooms/kennels. PLEASE NOTE - The range is split and the other half belongs to the adjoining property.





LEAN-TO WOOD STORE

30' 0" x 12' 0" (9.14m x 3.66m). Could offer stabling and Animal shelter, having easy access onto the land and with water connection.

THE LAND

In all the holding extends to around 11 ACRES or thereabouts, being split into six traditionally sized enclosures. The land enjoys roadside access entry point, being fenced and gated. The land offers a range of uses with a native woodland, amenity land, as well as pasture paddocks. The land benefits from mature hedge boundaries with ample natural shelter. The land itself is in need of attention but offers great opportunities.







FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A property deserving refurbishment and early viewing is recommended.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

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

Services

To be confirmed.

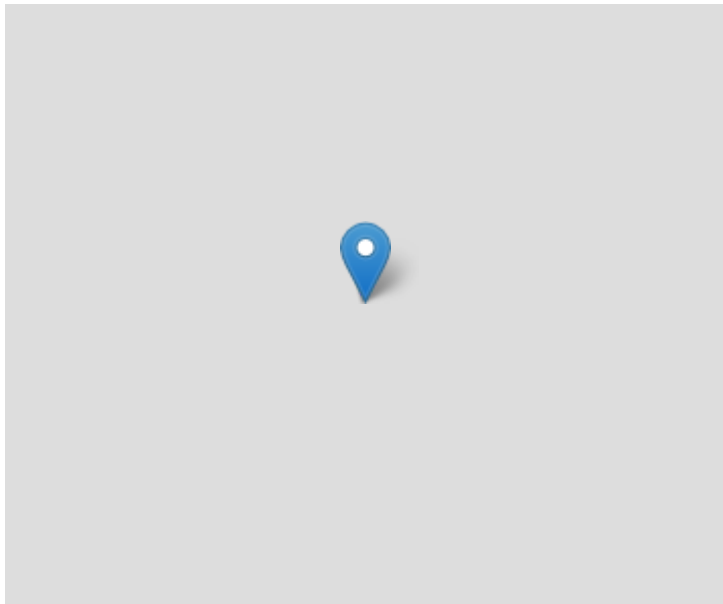
Directions

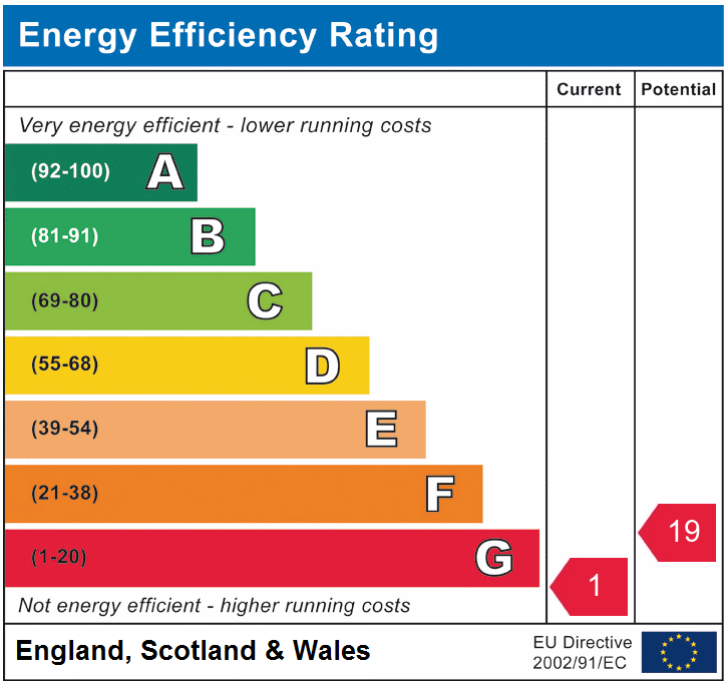
Take the A482 from Lampeter (South) to Pumpsaint. Proceed through Pumpsaint to Crugybar. Turn right at the Bridge End Inn Public House for Talley. Continue through Crugybar, passing over the first crossroads. Proceed for a further 2.5 miles. Turn right for Talley onto the B4337. Pass Edwinsford Estate on your left hand side. Continue up the hill and the property will be located on your left hand side, 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 our properties are also available to view 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 Facebook and Instagram Pages

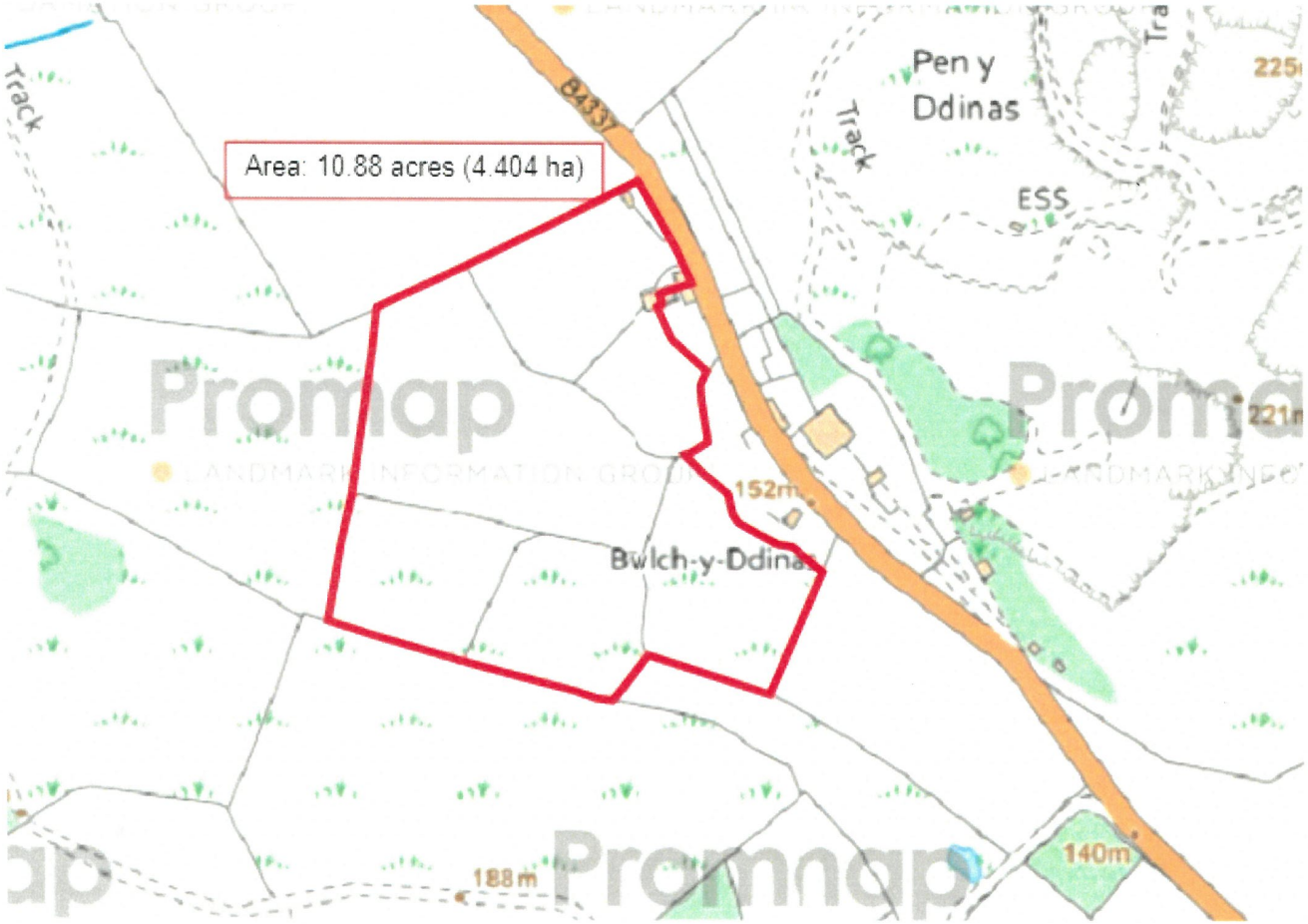



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
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England, Scotland & Wales
EU Directive 2002/91/EC

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Ground Floor



For illustration purposes only, floor-plan not to scale and mesurements are approximate

Plan produced using PlanUp