

*A useful workshop with parking and garden with picturesque views set within the market town of  
Llandysul*



**Siop Gwaith/ Old Workshop, Marble Terrace, Llandysul,  
Carmarthenshire. SA44 4DB.**

**£12,000**

**REF: C/2300/AM**

**\*\*\* TO BE SOLD BY ON-LINE AUCTION \*\*\* AUCTION GUIDE PRICE: £12,000. This  
Auction will be held by our Joint Auctioneers, Auction House Wales,  
[www.auctionhouse.co.uk/southwales](http://www.auctionhouse.co.uk/southwales) \*\*\* Bidding will open at 12 Noon on 17th June 2024 and will  
run until 12 Noon on 19th June 2024 \*\*\***

**\*\*\* Useful workshop \*\*\* Set within the market town of Llandysul \*\*\* Superb South Facing \*\*\*  
Redevelopment opportunity ( Subject to Planning consent) \*\*\* Electric Supply \*\*\* Traditional stone  
features \*\*\***



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## Location

Conveniently positioned within the picturesque Teifi Valley village of Llandysul, a few minutes walk to the Town Park and meadows and an array of Shops, Public Houses, Eating Houses, a 5 minute drive to the new are Primary and Comprehensive School, a 30 minute drive to Carmarthen and the link road to the M4 Motorway and a 20 minute drive to the Cardigan Bay Coast and picturesque outstanding Beaches.



## General Description

A former workshop in the centre of the market town of Llandysul. Constructed of stone elevations under and corrugated zinc roof.

This is an ideal re-development opportunity with enormous scope and potential within the picturesque Town of Llandysul. There is commercial and residential development potential with the existing buildings full of character and appeal.

Benefitting from having a spacious garden to the rear, overlooking the Teifi valley.



## Workshop

22' 7" x 14' 4" (6.88m x 4.37m) With access via a timber door to the property of the property and a double timber garage door to the side. Part black and red tiled flooring with a split level. Electric supply.



## Externally

The property enjoys and benefits from a spacious and generous sized garden to the rear of the workshop in an elevated position with access from the side of the property which also provides space for parking.



## Parking



## Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

## 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

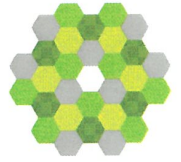
We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

## Services

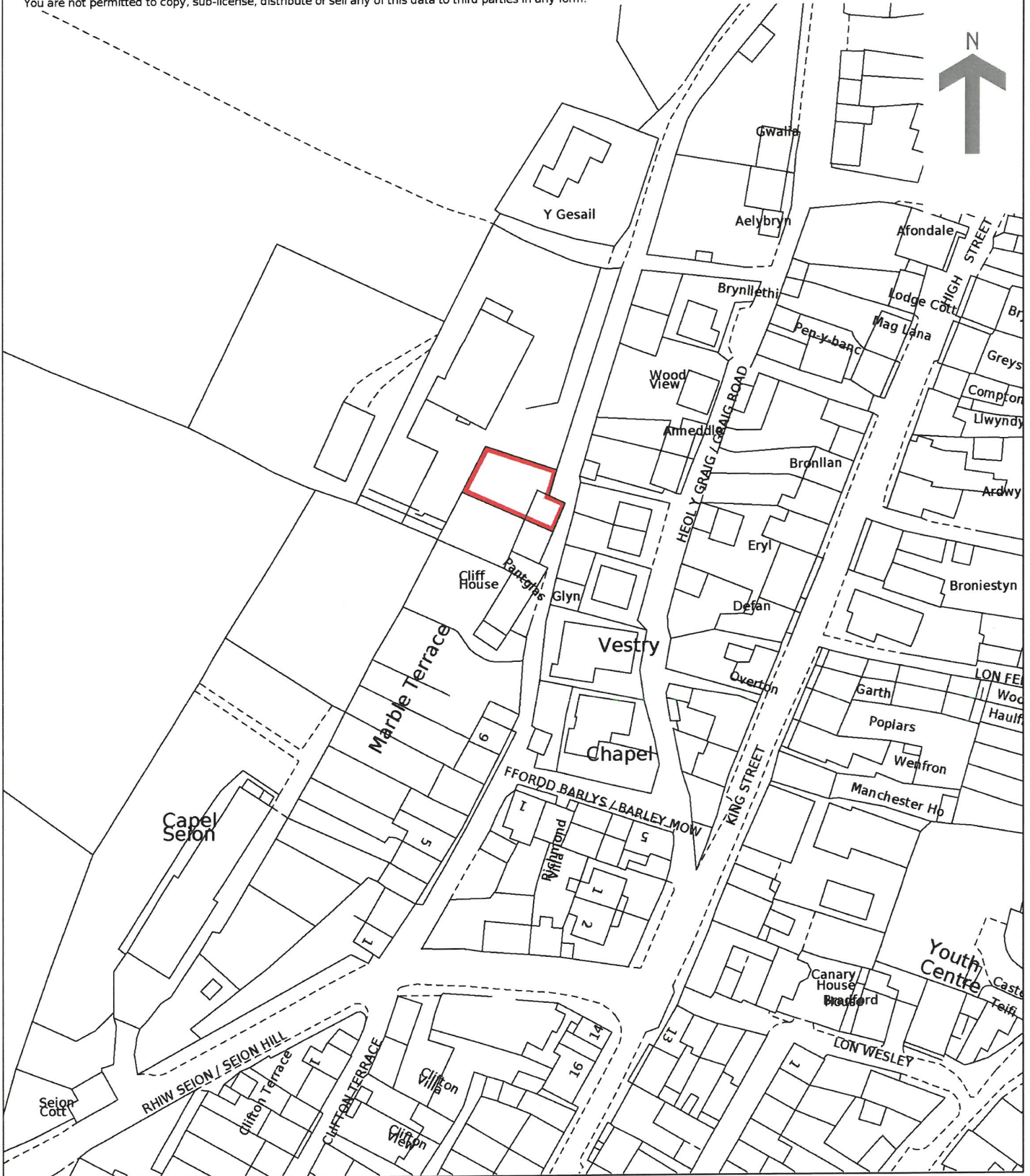
The property benefits from having mains electricity.

# HM Land Registry Official copy of title plan

Title number **CYM870980**  
Ordnance Survey map reference **SN4140NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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## Directions

In Llandysul Town Centre travelling along the 'One Way' system along Kings Street take the left turning just before the Bus Stop, opposite James Jones & Francis Solicitors onto Lon Wesley and Marble terrace will be the first street on your right hand side. Continue on Marble Terrace and the property will be seen 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](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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 beautiful property, contact us:

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