

On-Line Property Auction. In need of refurbishment. An improvable 3 bedroomed semi detached house in a popular Village position. Llanybydder, West Wales.



Glenydd, 8 Station Terrace, Llanybydder, Carmarthenshire. SA40 9XX.

£70,000

REF: R/4254/LD

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £70,000. 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 9th September 2024 and will run until 12 Noon on Wednesday 11th September 2024

*** A semi detached double fronted 3 bedroomed house *** In need of complete refurbishment and updating - Currently in shell condition *** Various original character features - Such as original fireplaces, flooring and doors *** Deceptively spacious with 3 large reception rooms *** Plans drawn up for rear two storey extension (see brochure)

*** An extensive rear garden in need of clearing and landscaping *** Garden and fuel store *** Side Pedestrian access point
*** A rare and exciting development opportunity within a Town Centre location *** Could provide the perfect Family home
*** Walking distance to a range of amenities *** 5 miles from Lampeter and a 25 minute drive to the Cardigan Bay Coast
*** Viewings highly recommended - Contact us today to view



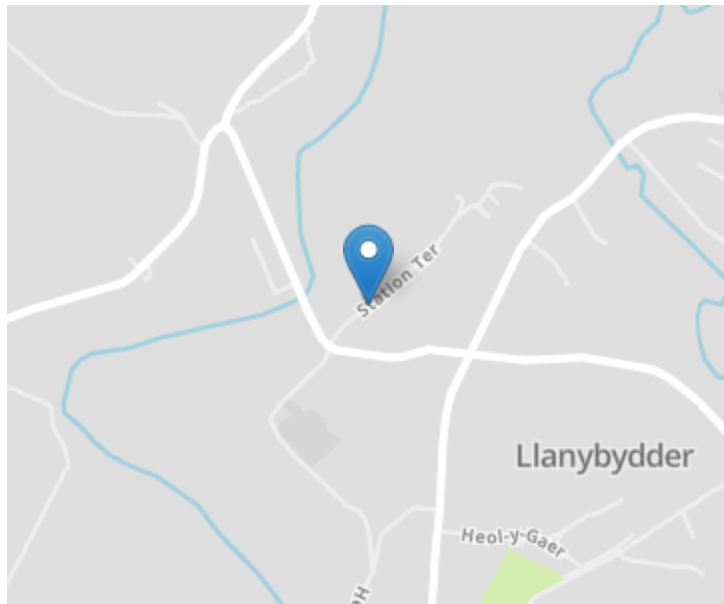
LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



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



LOCATION

Within level walking distance to a range of local amenities within the Teifi Valley Market Town of Llanbydder which offers a good range of amenities including Shops, Doctors Surgery, Chemist, Primary School, 5 miles from the popular University Town of Lampeter, 17 miles from the County and Administrative Centre of Carmarthen with National Rail and Motorway Networks.

GENERAL DESCRIPTION

For sale via On-Line Auction. An improvable 3 bedroomed semi detached property in need of complete refurbishment but could offer the perfect Family home. It is currently in shell condition and plans have been drawn up for a rear two storey extension. Please see plans attached.

It enjoys a centre of Town location and close to all amenities and the Cardigan Bay Coast.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a glazed front entrance door, character mosaic tiled flooring, original staircase to the first floor accommodation with under stairs storage cupboard.

FRONT RECEPTION ROOM 1



15' 9" x 11' 4" (4.80m x 3.45m). With tiled open fireplace, beamed ceiling, quarry tiled flooring. .

FRONT RECEPTION ROOM 2



13' 9" x 8' 6" (4.19m x 2.59m). With an original open fireplace with tiled inset, alcove book shelves and cupboards, timber flooring.

KITCHEN



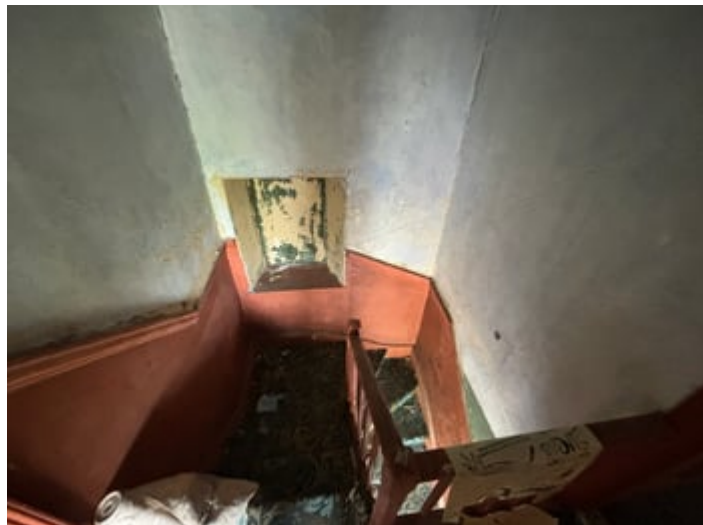
17' 4" x 8' 2" (5.28m x 2.49m). With door to the rear garden.

BATHROOM

8' 6" x 7' 0" (2.59m x 2.13m). With a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin.

REAR RECEPTION ROOM 3

15' 0" x 13' 7" (4.57m x 4.14m). A generous Family sized room with higher ceiling height, built-in cupboards, double aspect windows, tiled fireplace.

FIRST FLOOR**LANDING**

Leading to

BEDROOM 1

14' 0" x 11' 0" (4.27m x 3.35m). With an original fireplace with tiled surround.

BEDROOM 3

6' 9" x 5' 6" (2.06m x 1.68m). With an original fireplace.

BEDROOM 2

14' 0" x 8' 7" (4.27m x 2.62m). With an original fireplace.

EXTERNALLY**STORE SHED****SEPARATE COAL STORE**

Of timber and corrugated iron construction.

GARDEN

An extensive garden area benefiting from a side Pedestrian access point. The garden is in need of clearing and landscaping but offers great potential and would be perfect as a Family garden.

FRONT OF PROPERTY**DRAWINGS FOR AN EXTENSION**

Please see attached plans.

AGENT'S COMMENTS

A great opportunity to create a Family home in a sought after Town position.

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. Council Tax Band for the property - 'D'.

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.

SOLICITORS

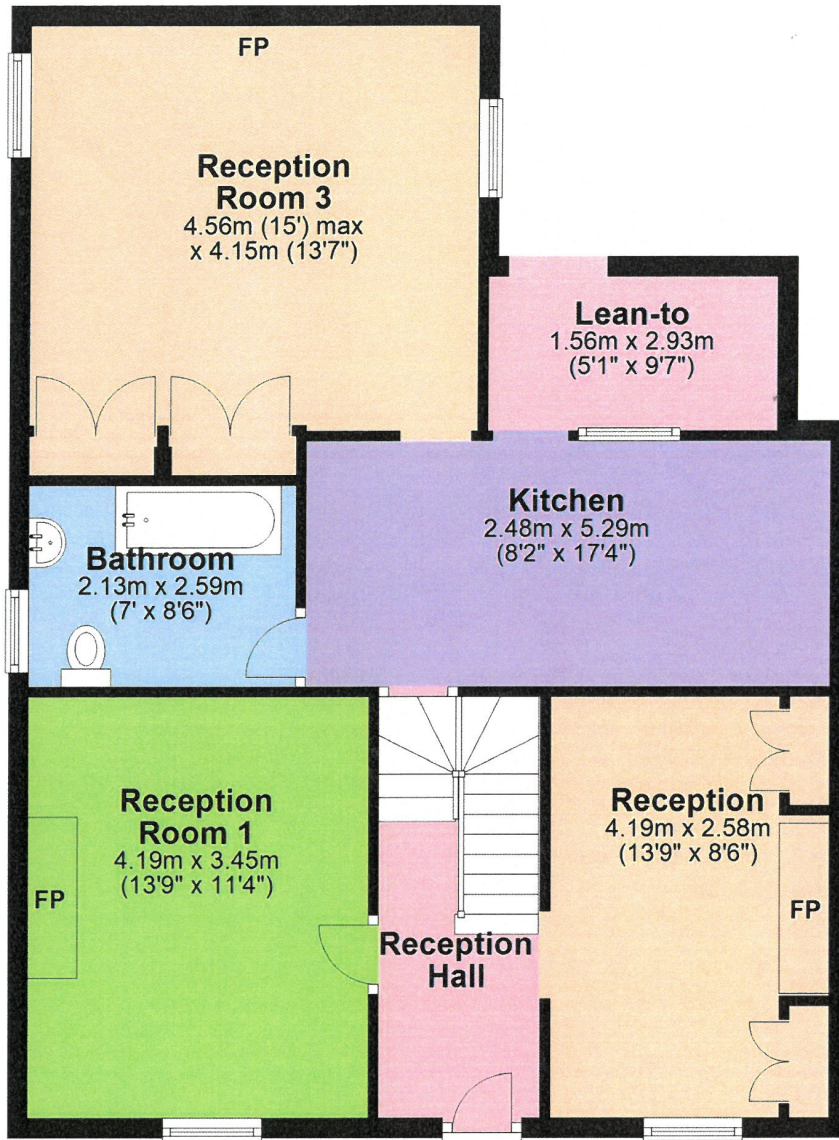
Messrs Howells Solicitors, Fitzalan House, Fitzalan Court, Fitzalan Road, Cardiff. CF24 0EL. Tel: 02920 401 022.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage.

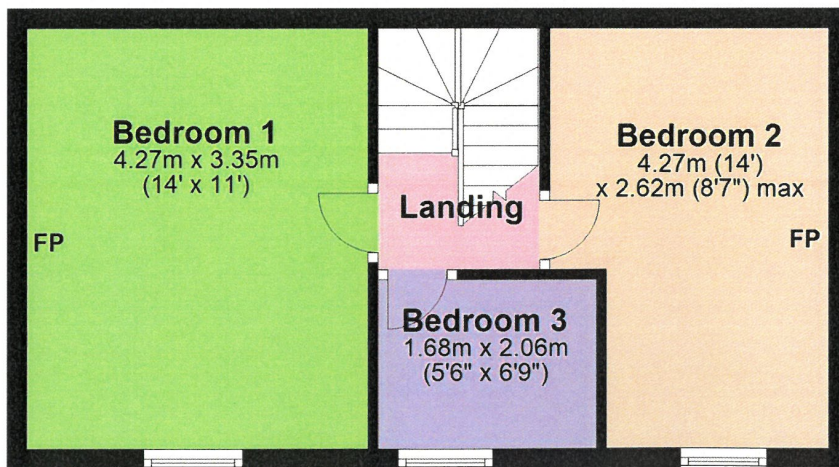
Ground Floor

Approx. 79.1 sq. metres (851.3 sq. feet)



First Floor

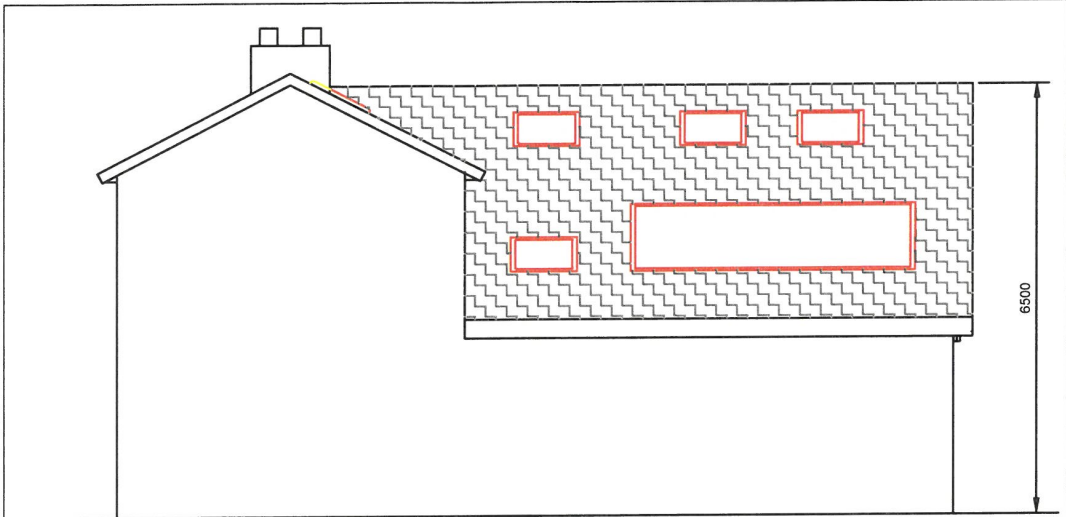
Approx. 33.8 sq. metres (363.4 sq. feet)



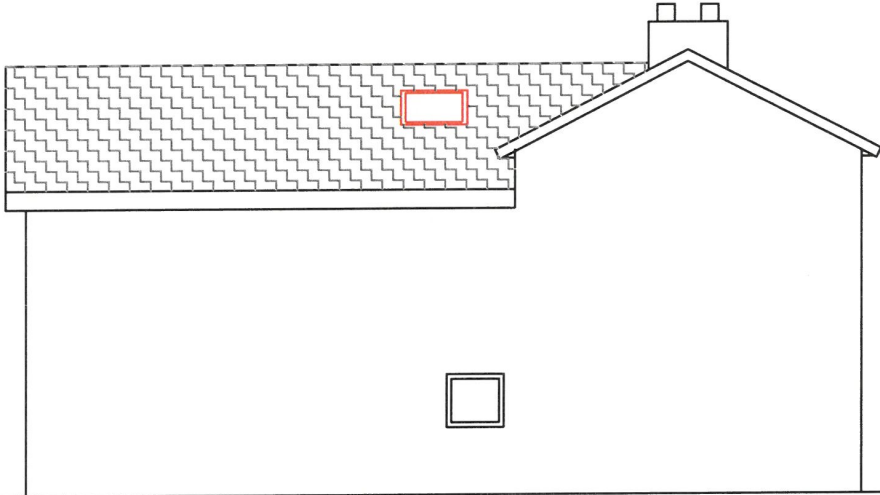
Total area: approx. 112.9 sq. metres (1214.7 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Glenydd, 8 Station Terrace, Llanybydder



NEW SIDE ELEVATION "A"

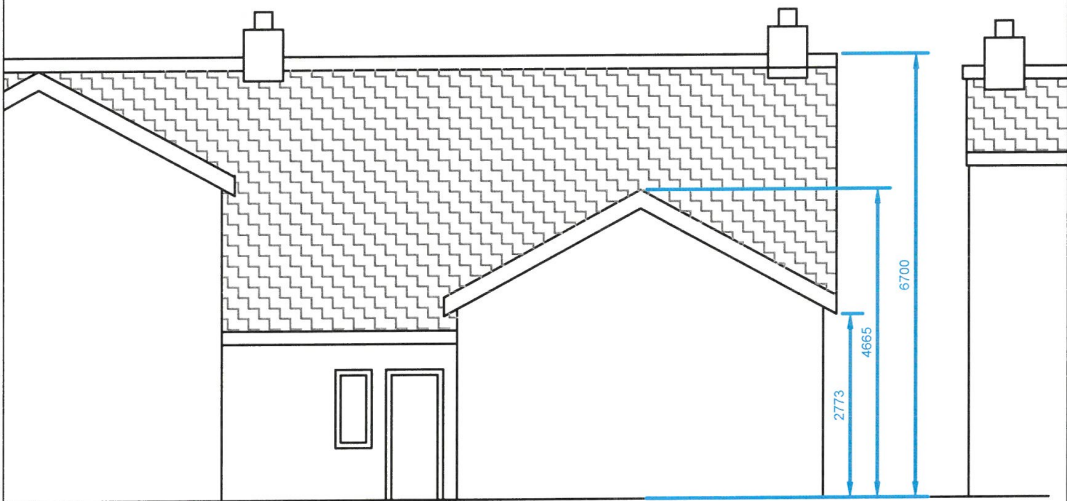


8 Teras Yr Orsaf NEW SIDE ELEVATION "B"
scale 1/100





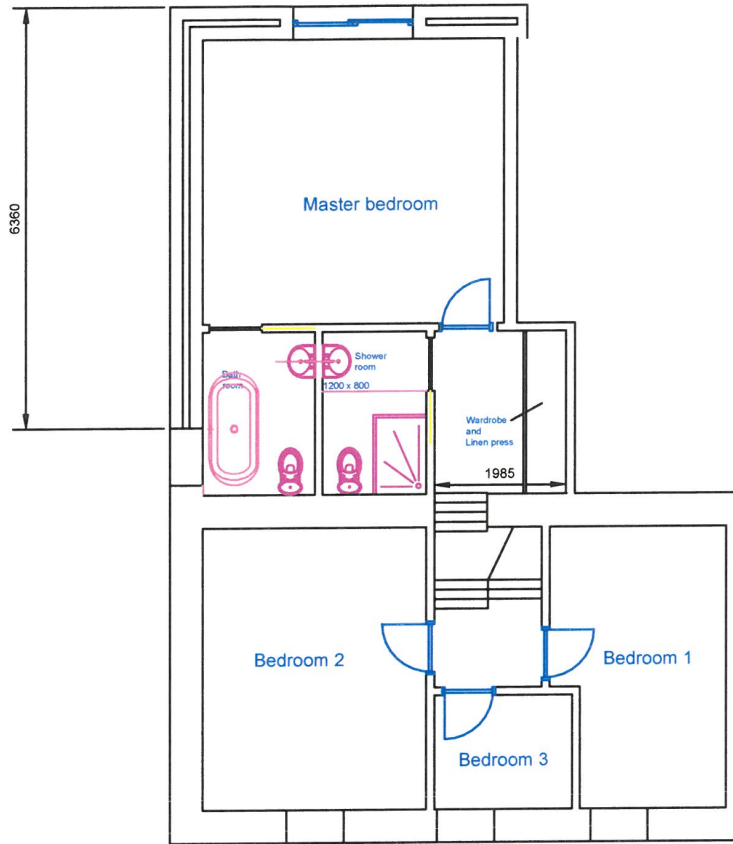
NEW REAR ELEVATION



EXISTING REAR ELEVATION
scale 1/100

8 Teras Yr Orsaf





NEW FIRST FLOOR

scale 1/100

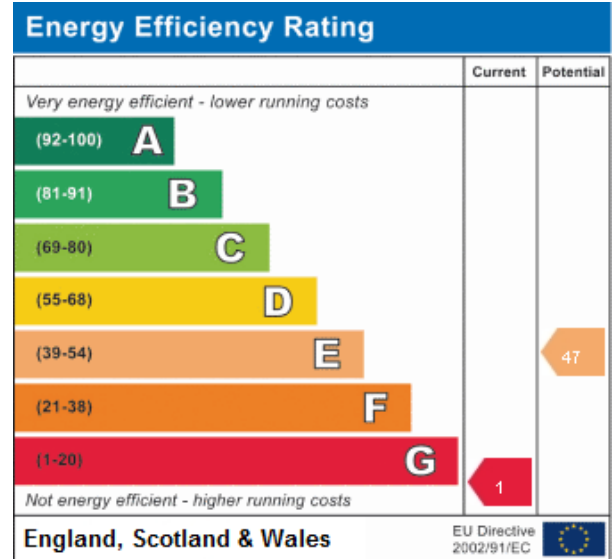
Directions

From Lampeter take the A485 road to Llanybydder. On reaching the main square turn right by 'Nisa'. Continue down the hill. At the bottom square opposite the 'Black Lion Hotel' turn right into Station Terrace. Continue along Station Terrace and the property will be found on your left hand side.

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 beautiful property, contact us:

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