

For Sale By Online Auction. An improvable yet charming 3 bedroomed end of terrace cottage with an extensive garden and fantastic views. Nr Llanybydder, West Wales



Brynderw, Altyblacca, Llanybydder, Ceredigion. SA40 9ST.

£59,000 Guide Price

REF: R/3890/LD AUCTION GUIDE PRICE

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £59,000. 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 17th June 2024 and will run until 12 Noon on Wednesday 19th June 2024

*** An improvable yet charming end of terrace cottage *** Extensive rear 'L' shaped garden *** 3 bedroomed accommodation *** Fantastic views overlooking the renowned Teifi Valley *** Lower ground floor with two cellar rooms

*** Various outbuildings with lean-to workshop and store shed *** A spacious home that is in need of modernisation and updating but offers great potential *** Traditional triple fronted cottage *** UPVC double glazing and electric heating

*** Located on a regular Bus Route connecting both the larger Towns of Lampeter and Carmarthen *** Contact us today to view



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LOCATION

Well situated in the popular rural Community of Alltyblacca in the Teifi Valley, being approximately 1 mile distant from the Market Town of Llanybydder, some 5 miles from the University Town of Lampeter and also convenient to the larger Administrative Centres of Carmarthen, to the South, and Aberystwyth, to the North. Brynderw is located on a regular Bus Route connecting both the larger Towns.

GENERAL DESCRIPTION

Morgan & Davies are proud to offer for sale this charming yet improvable 3 bedroomed end of terrace cottage that commands fantastic views over the surrounding Teifi Valley. The property sits on an extensive plot with a large 'L' shaped rear garden being private and with a mature hedge boundary and various native trees offering privacy and shelter.

Internally the property is in need of updating and modernisation but benefits from UPVC double glazing and electric night storage heater, whilst also benefiting from lower ground cellar rooms.

Externally there are various outbuildings with a lean-to workshop and a large two storey barn.

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

RECEPTION HALL

Accessed via a UPVC front entrance door, night storage heater. staircase to the first floor accommodation.

SITTING ROOM



14' 6" x 7' 5" (4.42m x 2.26m). With a modern tiled open fireplace.

LIVING ROOM



14' 8" x 9' 3" (4.47m x 2.82m). With a modern tiled open fireplace, understairs storage cupboard, door through to a cellar room, night storage heater, traditional Oak glazed cabinet.

KITCHEN

14' 8" x 7' 8" (4.47m x 2.34m). With a fitted sink unit quarry tiled flooring, Servant's staircase to the first floor.

FRONT PORCHWAY

With UPVC double glazed door.

PANTRY

7' 9" x 6' 4" (2.36m x 1.93m). With electric cooker point and space, fitted floor and wall cupboards.

FIRST FLOOR

FRONT LANDING

With access to a loft space.

BEDROOM 1



14' 5" x 7' 7" (4.39m x 2.31m). With a modern tiled fireplace, fitted wardrobes, enjoying fantastic views over surrounding Teifi Valley.

BEDROOM 3/BOX ROOM



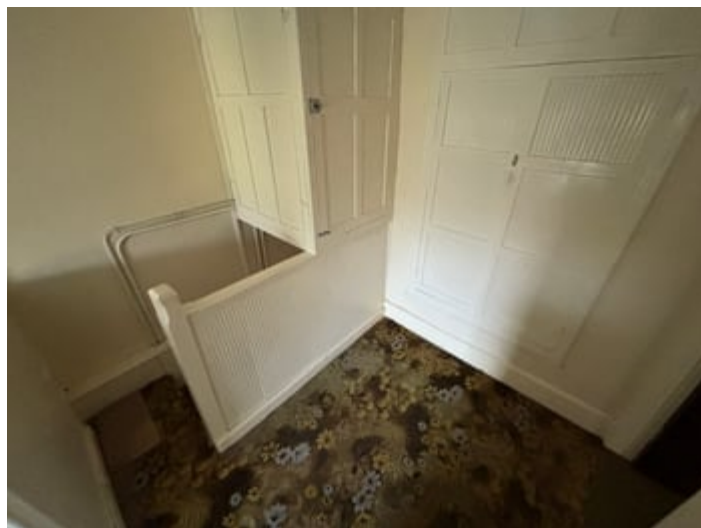
7' 0" x 4' 8" (2.13m x 1.42m). With fantastic views over the Teifi Valley.

BEDROOM 2



14' 8" x 8' 3" (4.47m x 2.51m). A walk through room with night storage heater.

REAR LANDING



With airing cupboard housing the hot water cylinder and immersion, rear Servant's staircase from the Kitchen area.

BATHROOM



Having a 3 piece suite comprising of a low level flush w.c., pedestal wash hand basin, panelled bath, Dimplex wall heater.

LOWER GROUND FLOOR

CELLAR ROOM 1

8' 0" x 6' 8" (2.44m x 2.03m).

CELLAR ROOM 2

13' 5" x 8' 0" (4.09m x 2.44m). With door through to understairs storage cupboard.

EXTERNALLY

OUTBUILDINGS

Comprising of:-

BARN



24' 0" x 10' 0" (7.32m x 3.05m). Of timber and corrugated iron construction with loft over. PLEASE NOTE: UNSAFE STRUCTURE.

LEAN-TO WORKSHOP



31' 0" x 12' 0" (9.45m x 3.66m). Of timber and corrugated iron construction. PLEASE NOTE: UNSAFE STRUCTURE.

WOOD STORE

Of corrugated iron construction.

OUTSIDE W.C.

GARDEN



A particular feature of this property is its extensive rear garden being terrace and laid mostly to lawn with a mature hedge and tree lined boundary. It offers great potential, privacy, and not being overlooked. It provides the perfect outdoor space for any Family or for those wanting the good life to grow their own vegetables.

To the rear lies a small wooded area with a range of native tree species.

GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)**PARKING**

Please note that there is NO PARKING with this property.

VIEWS

The property enjoys mesmerising views over the Teifi Valley.

FRONT OF PROPERTY**AGENT'S COMMENTS**

A fantastic opportunity. A property with great potential but is in need of modernisation

TENURE AND POSSESSION

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

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

COUNCIL TAX

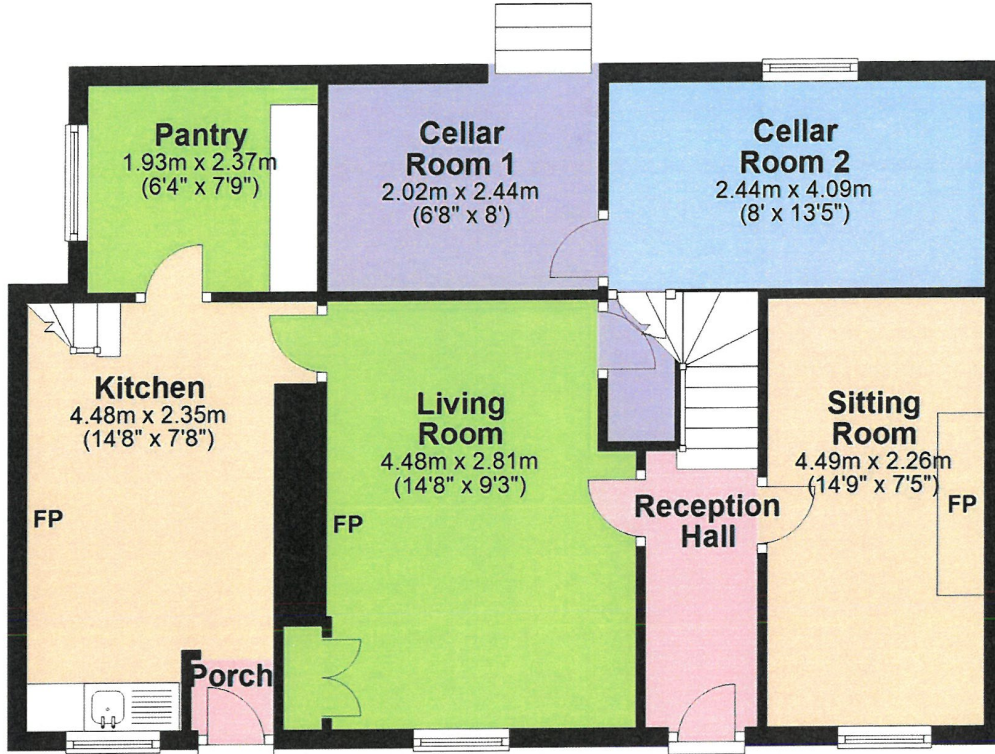
The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'D'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, UPVC double glazing, telephone subject to B.T. transfer regulations.

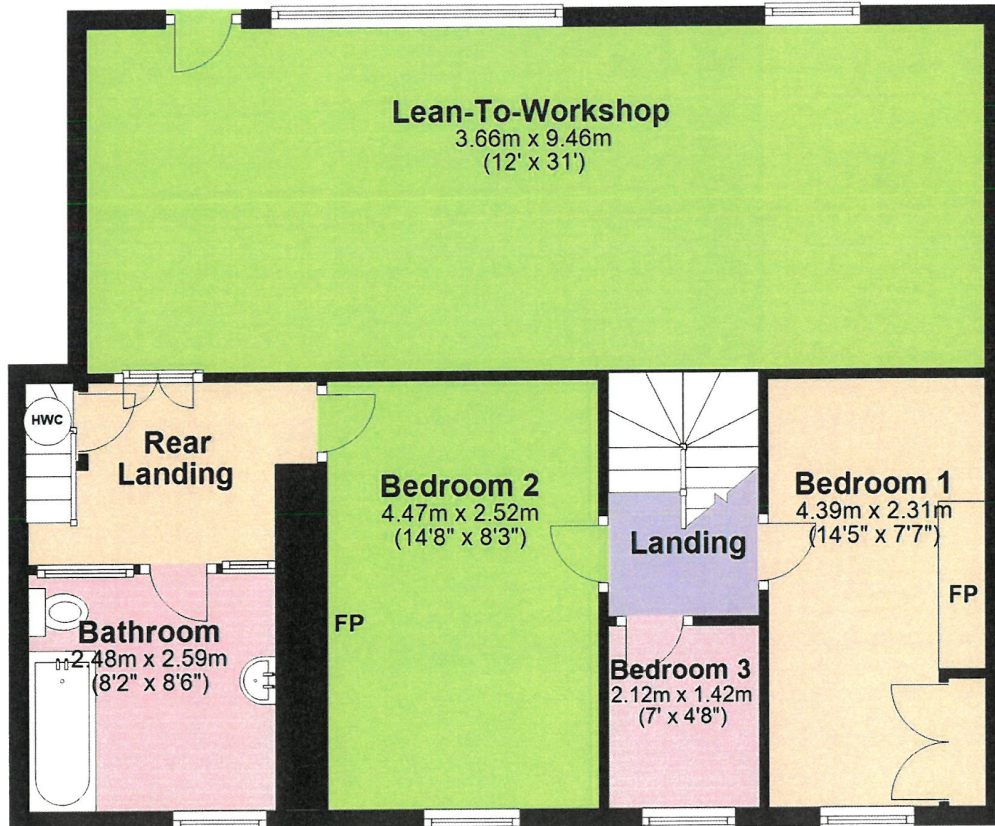
Ground Floor

Approx. 65.7 sq. metres (707.0 sq. feet)



First Floor

Approx. 79.8 sq. metres (859.2 sq. feet)



Total area: approx. 145.5 sq. metres (1566.2 sq. feet)

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

Brynderw, Alltyblacca, Llanybydder


Directions

From Lampeter take the A475 to Llanwnnen turning left onto the B4337 towards Llanybydder. Continue through the Village of Alltyblacca and the property can be found on leaving the Village on the right 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 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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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

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