



## Ynys Brechfa, Llanfynydd, Nr Brechfa, Carmarthen, Carmarthenshire SA32 7TX

£125,000 For Sale

### Property Features

- Attractive and traditional Welsh farmstead set within the tranquil Cothi Valley
- Approximately 3.78 acres of land in an unspoilt rural setting
- Ideal renovation project
- 3-bed farmhouse with attached outbuildings (scope for conversion)
- 1 mile from popular village of Brechfa, with public houses, community shop and bus service
- Traditional stone outbuildings with scope for conversion (s.t.p.c)
- Close proximity to Brechfa Forest, with miles of walks and horse riding trails
- 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

### Property Summary

Ynys Brechfa is a traditional Welsh farmstead set in the tranquil Cothi Valley, extending to around 3.78 acres. The farmhouse retains original character and requires full renovation, offering a kitchen-breakfast room, two reception rooms, and three bedrooms with a family bathroom. Outside, the property includes a variety of outbuildings—providing excellent potential for conversion (subject to planning).



## Full Details

### Overview

The property lies a mile from the popular village of Brechfa, being home to a village shop, well-regarded public house, country hotel, regular bus service and access to the nearby Brechfa Forest with miles of walks and horse-riding trails. The county and market town of Carmarthen, with its extensive shopping facilities, schools, hospital, and transport links, is roughly 10 miles to the south west. This positioning allows the property to benefit from peaceful rural surroundings while still providing reasonable access to essential amenities.

### 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.

Vendors Solicitors; Morgan LaRoche Solicitors, Bay House, Tawe Business Village, Enterprise Park, Bon-y-maen, Swansea SA7 9LA  
c/o Mr Kevin Thomas - kthomas@morganlaroche.com / +44 (0) 1792 277840

## GROUND FLOOR

### Entrance Hall

1.45m x 4.71m (4' 9" x 15' 5")

Stairs to first floor,

Door to living room, door to sitting room

Tiled floor, understairs storage cupboard

### Sitting room

3.49m x 4.71m (11' 5" x 15' 5")

Original fireplace

Tiled floor

Window to front



### Living Room

3.49m x 4.71m (11' 5" x 15' 5")

Tiled floor

Original fireplace

Window to front

Door to kitchen

### Kitchen / Breakfast Room

4.88m x 3.31m (16' 0" x 10' 10")

Stainless steel sink, plumbing for washing machine

Original Rayburn

Tiled flooring

Dual aspect

Door to front

## SECOND FLOOR

### Landing Area

1.14m x 5.48m (3' 9" x 18' 0")

2 windows to rear

### Bedroom 1

2.73m x 4.75m (8' 11" x 15' 7")

Window to front

### Bedroom 2

3.50m x 2.38m (11' 6" x 7' 10")

Window to front

### Family Bathroom

3.50m x 1.69m (11' 6" x 5' 7")

Bath, WC, wash hand basin

Airing cupboard with hot water cylinder

Window to front

### Bedroom 3

3.35m x 5.03m (11' 0" x 16' 6")

Built-in storage cupboard

Window to front





## EXTERNALLY

### Boot Room / Store

Attached outbuilding

Room 1: 2.85m x 2.47m (9' 4" x 8' 1")  
concrete flooring

Room 2: 2.34m x 2.47m (7' 8" x 8' 1")  
Tiled flooring

### Outbuilding

Stone and brick built former cart house, attached to the main property

Stable: 5.10m x 4.79m (16' 9" x 15' 9")

Cart house / Store: 7.38m x 4.80m (24' 3" x 15' 9")

Hay loft: 7.38m x 4.80m (24' 3" x 15' 9")

### Dutch Barn

4.56m x 3.00m (15' 0" x 9' 10")

Steel construction under a corrugated roof

3-bay barn

### Former Cowshed

Located on the opposite side of the road

A stone range under pitched slate roof

Log store: 4.59m x 2.50m (15' 1" x 8' 2")

Covered overhang with steel roof posts



## FURTHER INFORMATION

### Tenure

We understand that the property is held on a Freehold basis.

### Services

The property benefits from mains electricity, private water supply and private drainage. None of the services have been tested.

### Post code / What 3 Words

SA32 7TX

sending.thousands.spouted





## Energy Performance Certificate

Current EPC rating G

## Council Tax

Carmarthenshire County Council Band D.  
Approximately £2,232 per annum.

## 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

## Viewing & Further Information

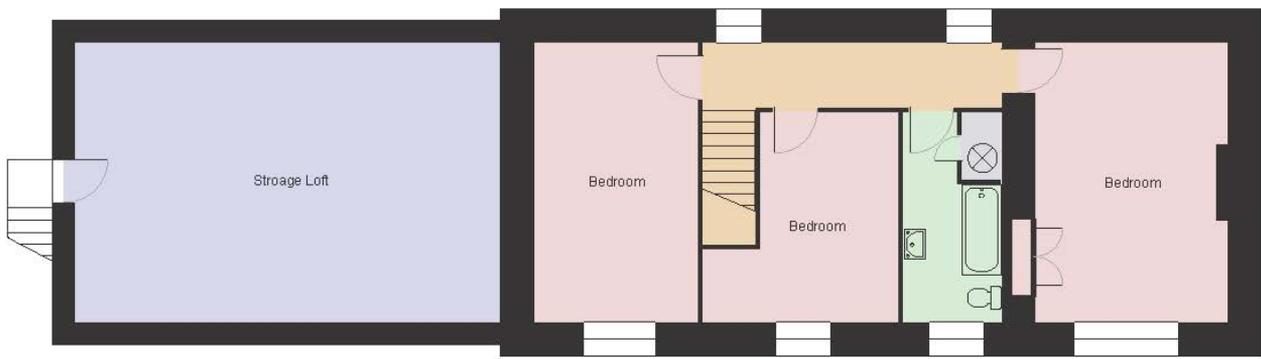
By appointment with the auctioneers, Rees Richards & Partners, Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ.

Tel: 01267 612021 Email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

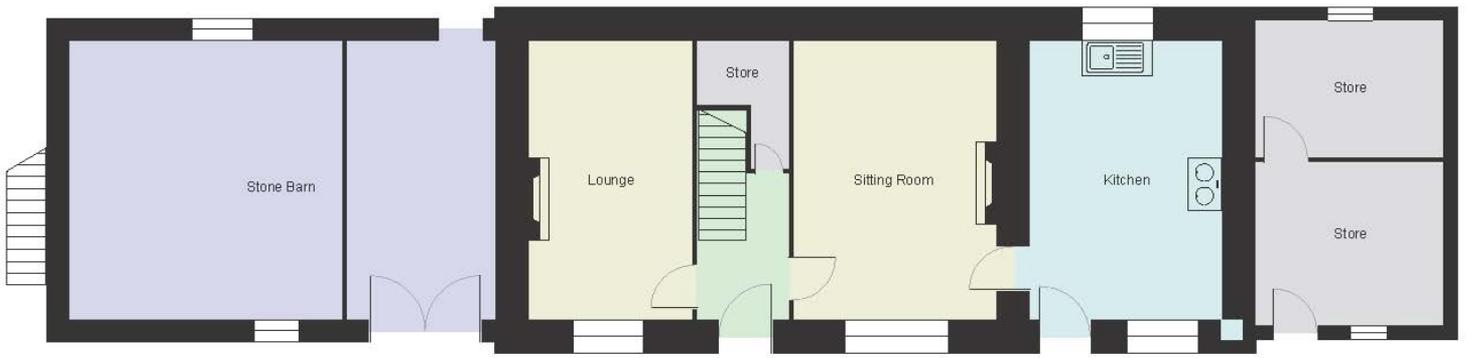


## Energy Efficiency Rating

|  | Current  | Potential   |
|--|----------|---|
| <i>Very energy efficient - lower running costs</i> |          |   |
| (92+) <b>A</b>                                     |          |   |
| (81-91) <b>B</b>                                   |          |   |
| (69-80) <b>C</b>                                   |          |   |
| (55-68) <b>D</b>                                   |          | <b>59</b>   |
| (39-54) <b>E</b>                                   |          |   |
| (21-38) <b>F</b>                                   |          |   |
| (1-20) <b>G</b>                                    | <b>5</b> |   |
| <i>Not energy efficient - higher running costs</i> |          |   |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC  |



First Floor

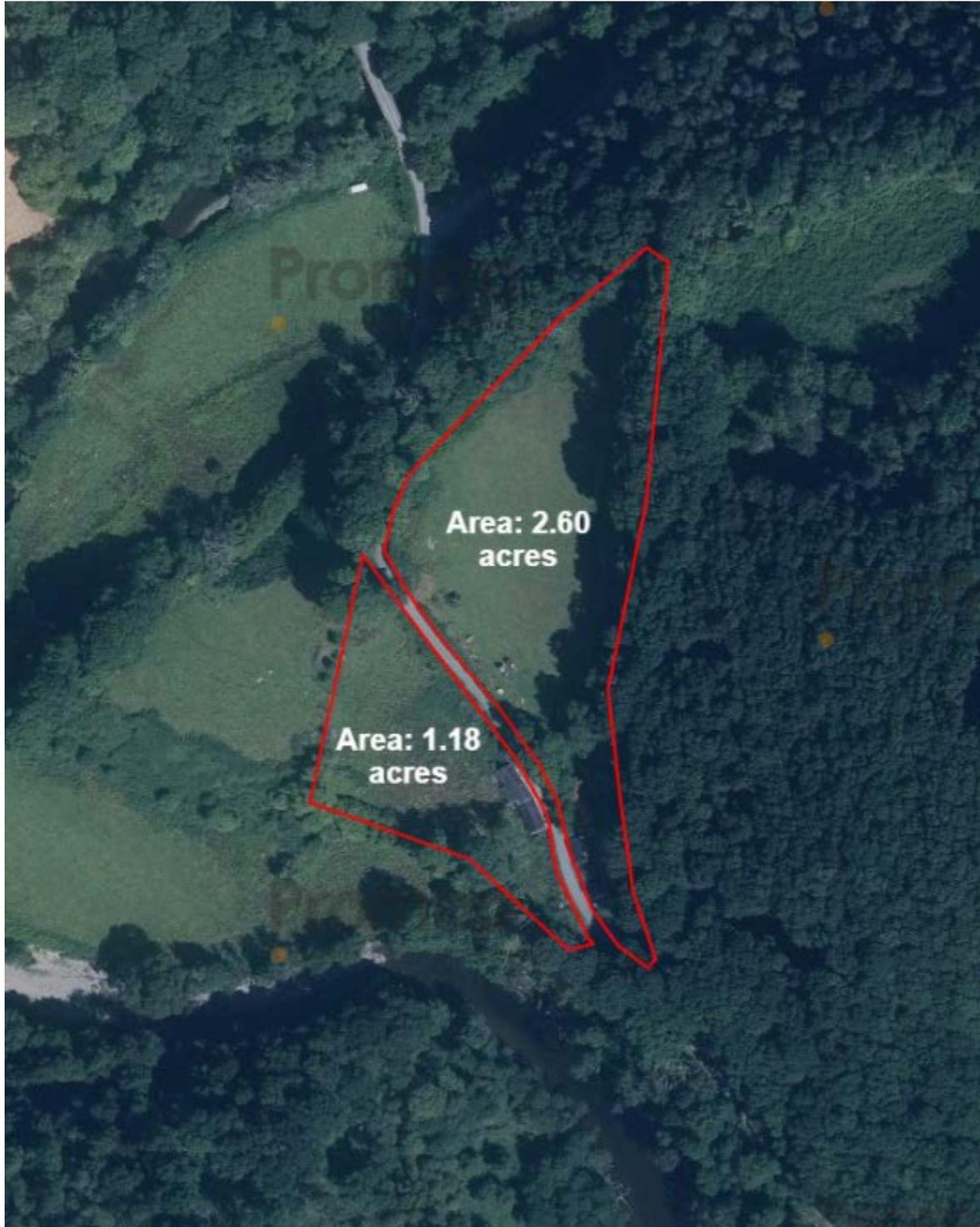


Ground Floor

All measurements are approximate and for display purposes only.

**Ynys Brechfa, Llanfynydd, Carmarthen SA32 7TX**





## **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**

Ian Howell JP MRICS FAAV  
Matthew Lloyd MRICS MNAEA  
Dylan Williams MRICS MNAEA  
Christine Davies MRICS FAAV

#### **Consultants**

Keith Richards  
Stuart Phillips  
Martyn Jenkins FAAV  
Luke Lawrence BSc ANAEA

#### **Associate Partners**

Rhys James MRICS MNAEA

#### **Swansea Head Office**

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#### **Carmarthen Office**

12 Spilman Street  
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SA31 1LQ

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#### **Tenby Office**

Quay Hill  
Tenby  
Pembrokeshire  
SA70 7BX

Tel: 01834 526 126



- 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** \_\_\_\_\_