

TO BE SOLD BY ON-LINE AUCTION. A detached 3 bedroomed bungalow with large grounds. Pentrecagal, near Newcastle Emlyn, West Wales



Nantoer, Pentrecagal, Newcastle Emlyn, Carmarthenshire. SA38 9HT.

£70,000

REF: R/4722/LD

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £70,000/£80,000 (PLUS FEES). 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 23rd June 2025 and will run until 12 Noon on Wednesday 25th June 2025

*** A detached 3 bedroomed bungalow *** Of non standard construction *** Modern kitchen and bathroom *** UPVC double glazing and air source heating *** In need of general modernisation *** Rear workshop and car port *** Mature wrap around gardens with patio area *** Designated parking area for two vehicles *** Semi rural location - Close to the nearby Market Town of Newcastle Emlyn and the picturesque Village of Drefach



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Ceredigion, SA46 0AS
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
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LOCATION

Located approximately 2 miles from the popular destination Town of Newcastle Emlyn renowned for its Boutique Shops and Restaurants, approximately 13 miles North from the County Town and Administrative Centre of Carmarthen, also within easy travelling distance to the Towns of Cardigan, to the West, and Lampeter, to the North, and the Ceredigion Heritage Coastline.

GENERAL DESCRIPTION

For sale by On-Line Auction ONLY.

PLEASE NOTE

PLEASE NOTE WE ARE VIEWING AGENTS ONLY FOR THE PROPERTY. FURTHER INFORMATION IN REGARDS TO THE PROPERTY AND THE LEGAL PACK WILL BE AVAILABLE THROUGH AUCTION HOUSE WALES

THE ACCOMMODATION

The accommodation at present offers more particularly the following.

FRONT PORCH

Leading to

RECEPTION HALL

With radiator.

LIVING ROOM

23' 2" x 11' 6" (7.06m x 3.51m). With fireplace housing a cast iron multi fuel stove, two radiators, double aspect windows.



DINING ROOM

9' 4" x 9' 3" (2.84m x 2.82m). With side entrance door, radiator.



KITCHEN

9' 6" x 9' 3" (2.90m x 2.82m). A fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric oven, plumbing and space for automatic washing machine, radiator.



BEDROOM 1

11' 7" x 9' 7" (3.53m x 2.92m). With water tank and air source control system.



BEDROOM 2

12' 2" x 9' 9" (3.71m x 2.97m). With radiator.



BEDROOM 3

12' 7" x 9' 9" (3.84m x 2.97m). With radiator.



BATHROOM

A 3 piece suite comprising of a panelled bath with shower over, vanity unit with wash hand basin, low level flush w.c., radiator.



EXTERNALLY

WORKSHOP



CAR PORT

GARDEN

The property enjoys a mature wrap around garden area being well stocked, private with patio areas.

FRONT GARDEN (FIRST IMAGE)



FRONT GARDEN (SECOND IMAGE)



FRONT GARDEN (THIRD IMAGE)



FRONT GARDEN (FOURTH IMAGE)



REAR GARDEN



PARKING AND DRIVEWAY

The property enjoys a private driveway to the front with a pathway leading to the front entrance door.



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 - To be confirmed in the Legal Pack.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

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

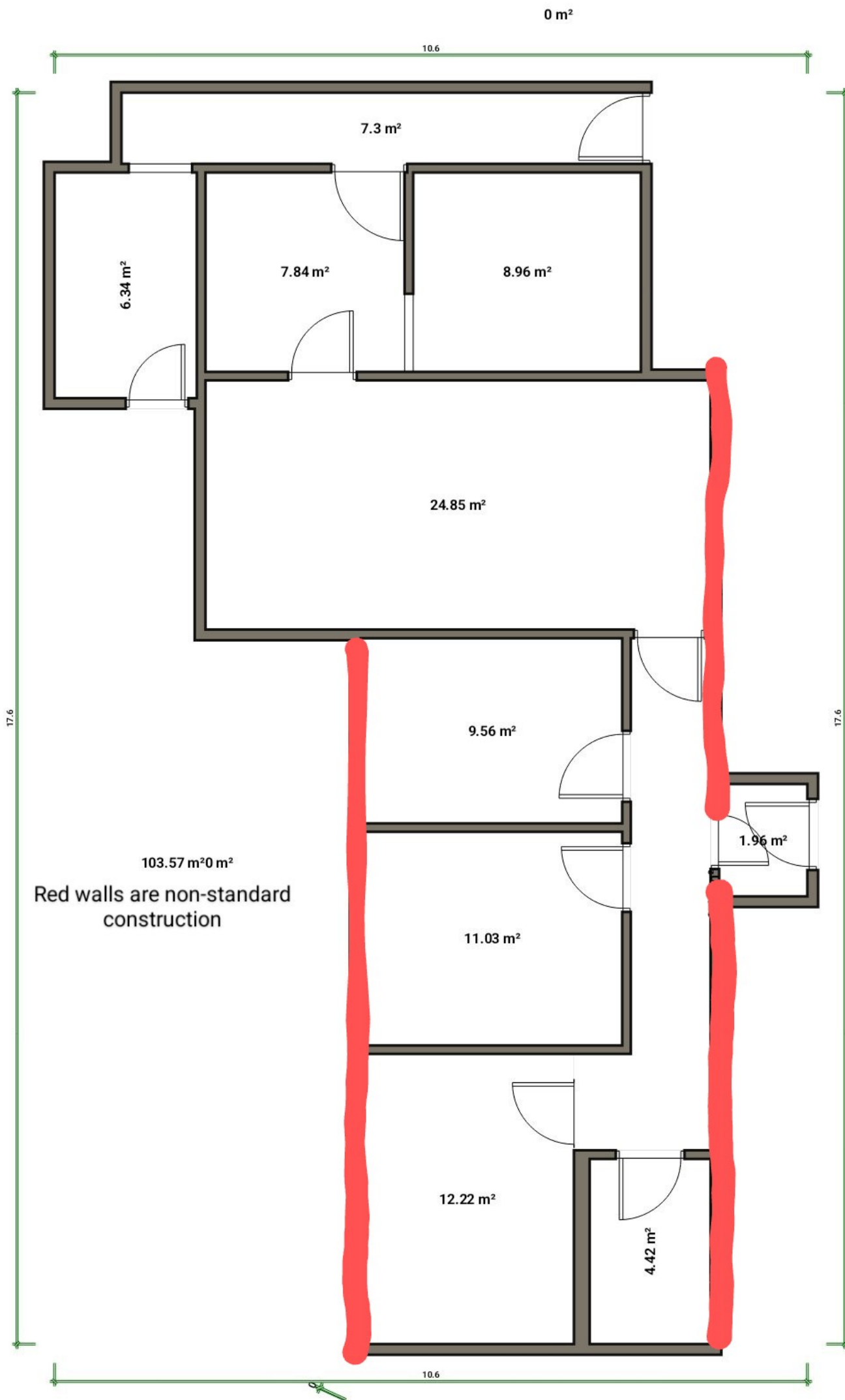
The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

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

To be confirmed in the Legal Pack.



Council Tax:

N/A

Parking Types: Allocated.

Heating Sources: Air Source Heat Pump.
Double Glazing.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

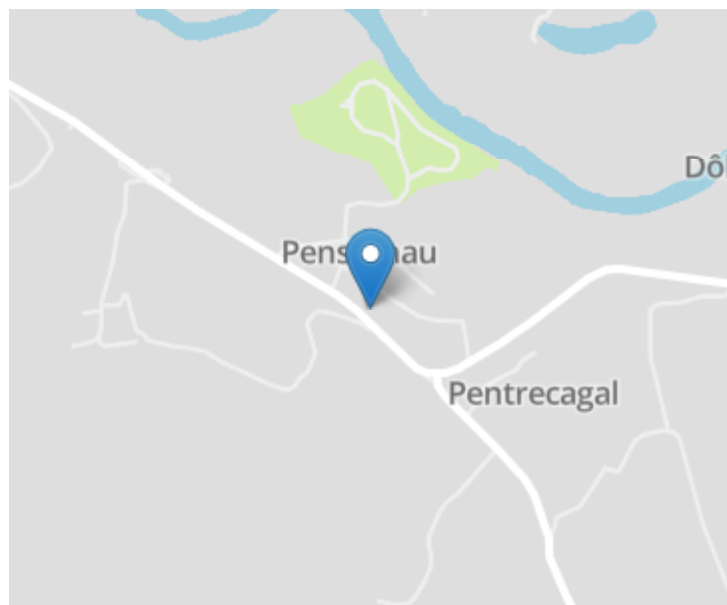
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No



Directions

From Newcastle Emlyn take the A485 road towards Carmarthen. Proceed for approximately 1.5 miles passing a Texaco Petrol Station on your left hand side. Proceed into the Village of Pentrecagal, bearing left at the sharp bend, and taking the next left hand turning down a small track.

Continue down the track for 300 yards and the property will be seen on your left hand side, as identified by the Agents 'For Sale' board. PLEASE NOTE WE ARE VIEWING AGENTS FOR THE PROPERTY. FURTHER INFORMATION IS AVAILABLE VIA AUCTION HOUSE WALES

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 property please contact :

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