

FOR SALE BY PUBLIC AUCTION - *A rare opportunity to acquire improvable former smallholding with burnt out farmhouse set in 22.27 acres in convenient, yet secluded location, Carmel, Near Llanelli, Carmarthenshire*



Tir Y Glyn, Carmel, Llanelli, Carmarthenshire. SA14 7SD.

£199,000

A/ 5462/AM

*****FREEHOLD TO BE SOLD BY PUBLIC ON-LINE AUCTION *** AUCTION GUIDE PRICE:**
£199,000

***** This Auction will be held by our Joint Auctioneers, House Wales, www.auctionhouse.co.uk/wales *****
Bidding will open at 12 Noon on 23rd June 2025 and will run until 12 Noon on 25th June 2025 * Tel:**
02920 475 184

*****A rare opportunity to acquire improvable former smallholding with burnt out farmhouse *** 22.27 acres**
set in secluded location * Residential caravan included *** Outbuildings**



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

GENERAL

A delightfully set residential smallholding, sadly neglected with burnt out former farmhouse in 22.27 acres of surrounding land, much of which has rewilded, including pockets of mature woodland, hard based private farm lane. various water features and being a delightful conveniently positioned blank canvas, just 2 miles from Cross Hands on the A48 and with access to Carmarthen to the immediate west, Llandeilo to the north and Llanelli and Swansea to the immediate south with access to the M4 motorway corridor.

The property is not currently inhabitable.

A beautifully situated smallholding offering complete seclusion and tranquility yet easily accessible from the main road network and communities of the region and within easy commuting distance of principal towns.

The property accessed via its own private drive off the A476 Cross Hands to Llandeilo road (Grid Ref: 589 150).

THE FARMHOUSE

Being fire damaged and requiring significant improvement and remodeling/renovation. The hard based road servicing the property should be negotiation with caution.

The homestead is secluded, south facing, lying around 200m above sea level but generally in need of complete re-establishment with former garden areas, ponds and features plus 2 x substantial stone built barns within the setting of the house, each detached and having potential and also residential caravan that has been extended to provide cabin type accommodation, but once again, of low standard and generally in poor condition.



RESIDENTIAL CARAVAN



THE GROUNDS

The grounds and land are overgrown and have re-wilded over recent times with a track intersecting the property providing a rough, ideally 4 x 4 vehicle access only.

BARN



FARM SETTING



LAND TO SOUTH



LAND TO SOUTH WEST



AGENTS COMMENTS

The access to the property is limited and should only be arranged via block viewings and confirmation with the sole Agents office at Lampeter 01570 423 623
lampeter@morgananddavies.co.uk

For further details, you are invited to contact the Agents.

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 on application. For further information on the auction process please see Auction House Guide at <https://www.auctionhouse.co.uk/guide>

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 variation.

REGISTER TO BID AND LEGAL PACK

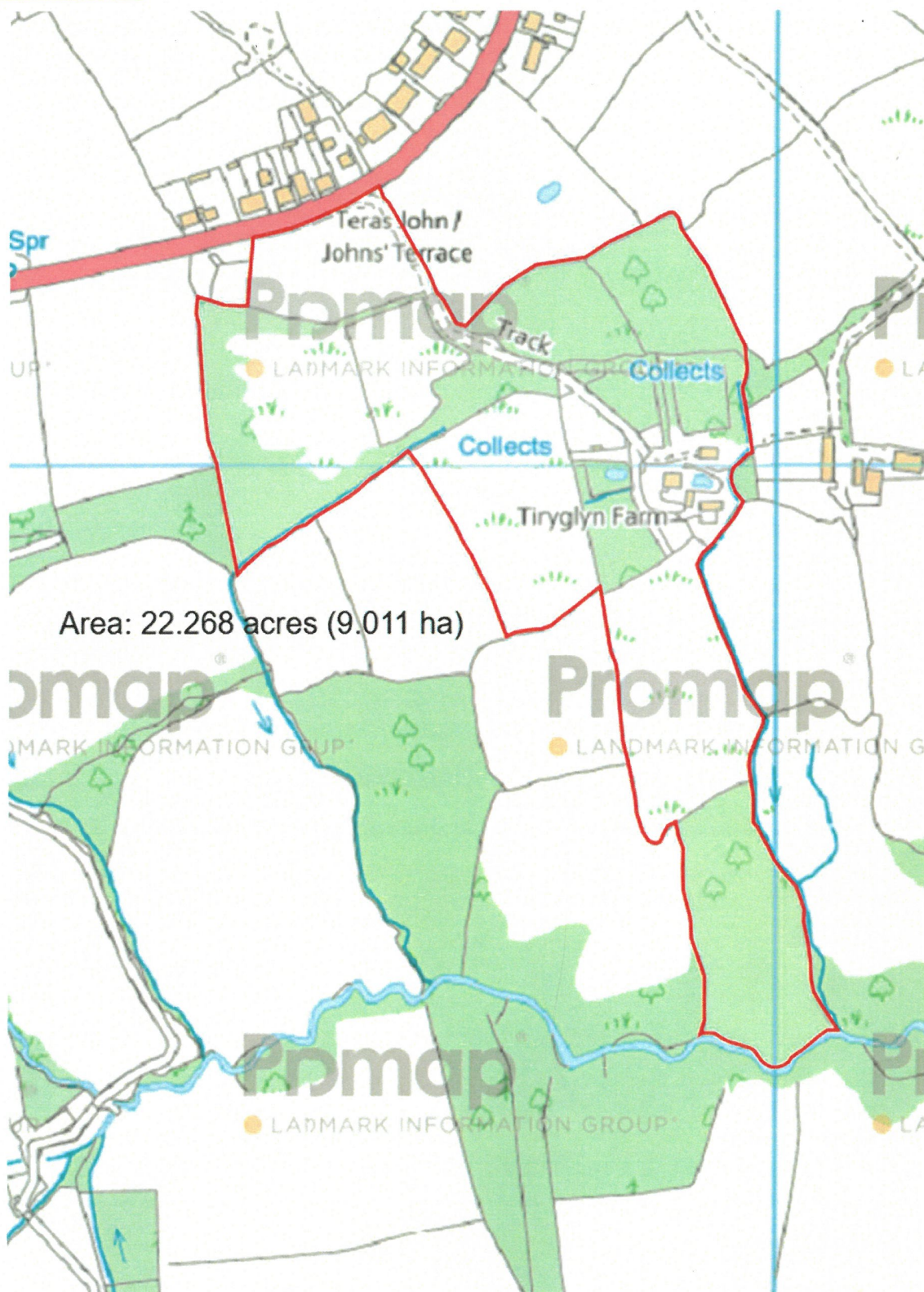
We advise all parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register in advance of the Auction to bid and to also download the legal pack once available.

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 requested.

Services

Purchasers should satisfy themselves as regard service connections.



Area: 22.268 acres (9.011 ha)

**For Identification Purposes
Only**

LAMPETER
12 Harford Square, Lampeter,
Ceredigion SA48 7DT
TEL: 01570 423 623
lampeter@morgananddaves.co.uk

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

CARMARTHEN
11 Lammas Street, Carmarthen,
Carmarthenshire SA31 3AD
TEL: 01267 493 444
carmarthen@morgananddaves.co.uk

Directors:
Andrew J Morgan FRICS FAIV Rhys ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA, FNAVA

Associates:
Ifan Davies, Associate MNAEA Neville Thomas, Associate

www.morgananddaves.co.uk

Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575

Council Tax:

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Private 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

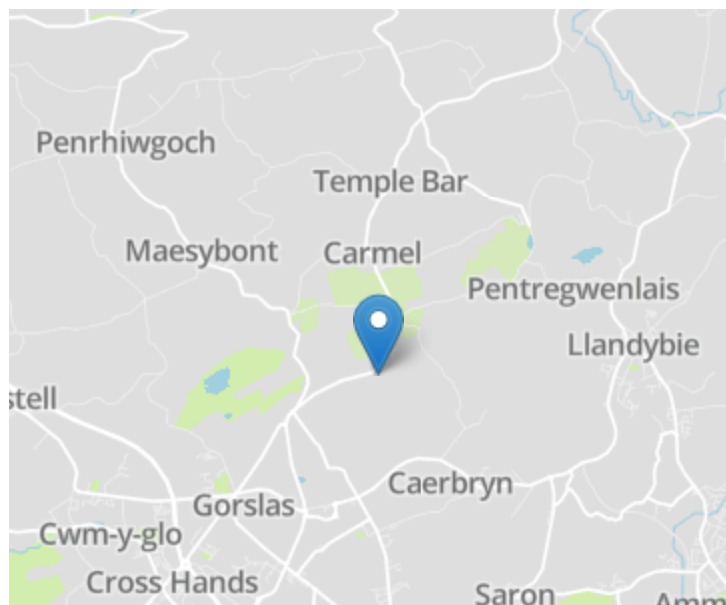
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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

Construction Type

stone and slate



Directions

what3words: pleaser: closes: goal

These will take you to the entrance of the track to the property as identified by the Agents 'AUCTION' board - please note restricted access - 4 x 4 vehicles preferred .

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view 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 Facebook and Instagram Pages

VIEWINGS STRICTLY BY PRIOR APPOINTMENT
WITH SOLE SELLING AUCTIONEERS.

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623

E: lampeter@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]