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RICS



Since 1989

**ON-LINE AUCTION. A well situated and compact 2 bedroomed end of terrace cottage.
Llanybydder, West Wales**



Bwthyn Teifi, 1a Station Terrace, Llanybydder, Carmarthenshire. SA40 9XX.

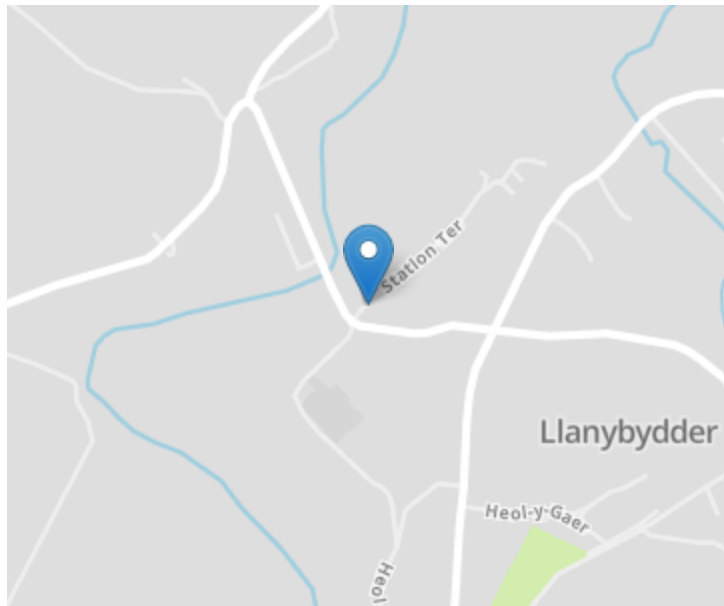
REF: R/3655/LD AUCTION GUIDE PRICE

£46,000

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £49,000. This Auction will be held by our Joint Auctioneers, Auction House - www.auctionhouse.co.uk *** Bidding will open at 12 Noon on Monday 10th July 2023 and will run until 12 Noon on Wednesday 12th July 2023

*** A traditional double fronted improvable and compact easy to maintain end of terrace cottage ***
Currently in shell condition with partially updated electrics and plumbing *** 2 bedroomed accommodation
*** UPVC double glazing and plumbing in-situ

*** Centre of Town location - Walking distance to all of its amenities *** Attractive parcel of off lying garden (some 20 metres away) *** In need of re-establishment - With mature trees and fronting onto the River Teifi
*** Attractive amenity area *** Useful stone outbuilding (possible conversion s.t.c.) *** An improvable property with great potential *** Viewings recommended



LOCATION

The property is in a popular location on the Teifi Valley Market Town of Llanbydder which provides for a good range of amenities including Primary School, Doctors Surgery, Chemist, Shops, Bank and Places of Worship, only 5 miles from the University and Market town of Lampeter and some 17 miles North from the larger Administrative Centre of Carmarthen.

GENERAL DESCRIPTION

A traditional double fronted cottage being end of terrace and currently in shell condition but does offer great potential for Investment or Home Owner Purchasers. The property has partially undergone refurbishment in recent times with partially upgraded electrics and plumbing and a bathroom suite in-situ but not fitted.

It does enjoy the benefit of an off lying garden providing perfect amenity and leisure area with a useful stone outbuilding all of which fronting the River Teifi with a fantastic outlook.

A property that enjoys a convenient location within the Town of Llanbydder and currently consisting of the following.

THE ACCOMMODATION

LEAN-TO KITCHEN AREA

11' 7" x 4' 8" (3.53m x 1.42m). With UPVC half glazed side entrance door, plumbing and electric points in-situ for kitchen appliances.



LIVING ROOM

19' 0" x 13' 5" (5.79m x 4.09m). With a front entrance door, two windows to the front, staircase to the first floor accommodation. Fireplace, with oil fired back boiler (not tested)



LIVING ROOM (SECOND IMAGE)**FIRST FLOOR****LANDING**

With access to the loft space.

SHOWER ROOM

8' 7" x 7' 1" (2.62m x 2.16m). A 3 piece bathroom suite will be included within the sale but will not be fitted.

**BEDROOM 1**

13' 2" x 9' 3" (4.01m x 2.82m). With radiator.

**BEDROOM 2**

8' 7" x 5' 9" (2.62m x 1.75m). With radiator.



EXTERNALLY

OFF LYING GARDEN

Slightly set away at the termination of the path towards the River Teifi is an area of garden that has been left to nature in recent times but offers great amenity/garden area that borders the renowned River Teifi with a fantastic outlook.



GARDEN (SECOND IMAGE)



RIVER TEIFI



STONE OUTBUILDING

12' 5" x 13' 0" (3.78m x 3.96m). Of stone construction under a corrugated iron roof. This offers further potential as a studio, garden store, office, etc (subject to the necessary consents being granted by the Local Planning Authority).



FRONT OF PROPERTY



AGENT'S COMMENTS

An exciting opportunity within a popular Town location.

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 - 'A'.

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

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


Directions

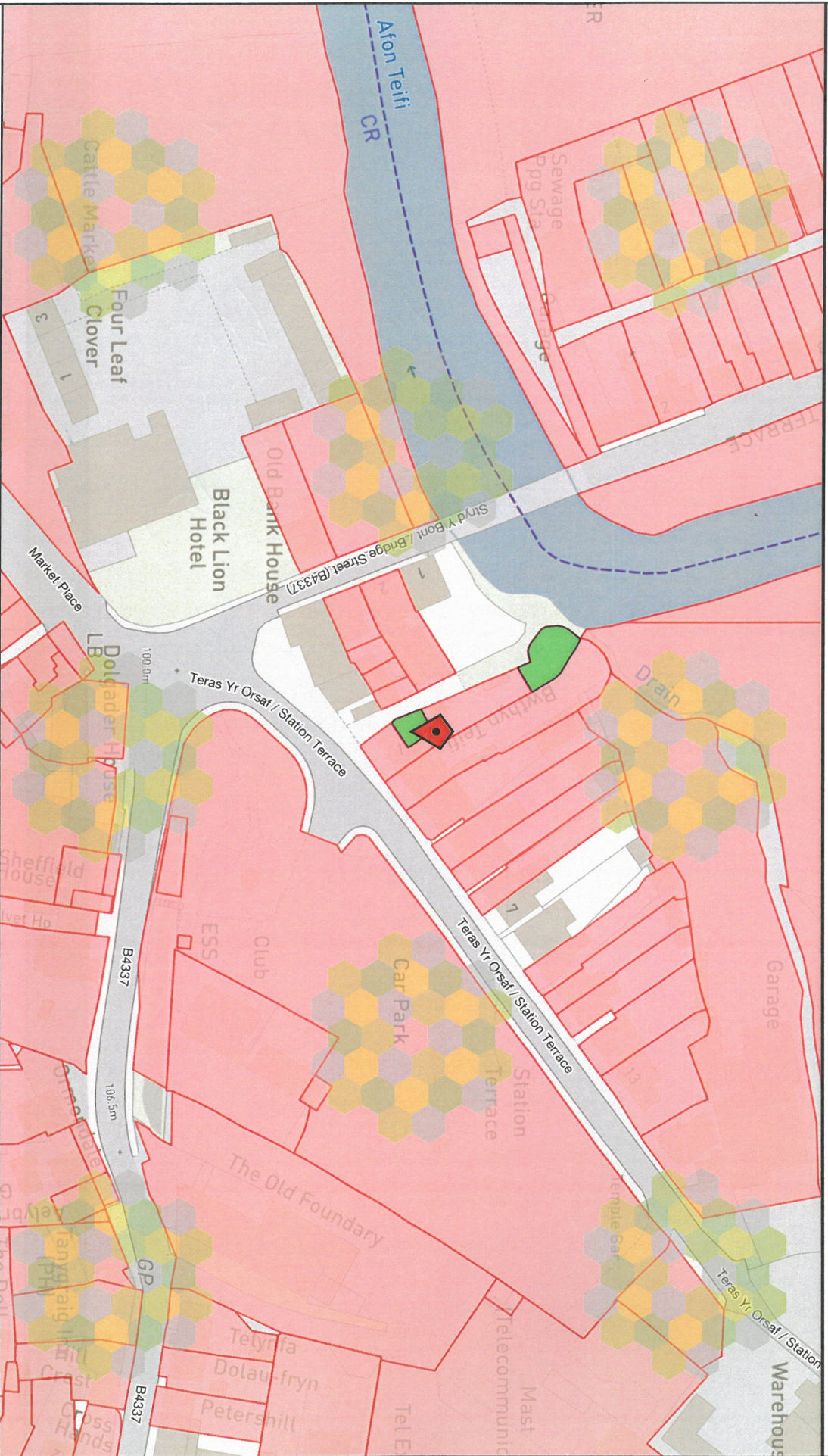
From Lampeter take the A485 road to Llanybydder. On reaching the main square turn right by 'Nisa'. Continue down the hill. At the bottom square opposite the 'Black Lion Hotel' turn right into Station Terrace. Continue along Station Terrace and the property will be found on your left hand side, as identified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

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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