

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Plot 4 Church View, Llanwenog, Nr. Lampeter, Ceredigion, SA40 9UZ
By Auction £180,000

*** For Sale By Online Auction*** Guide Price £180,000***

A detached 4 bedroomed bungalow set in Approx 0.3 of an acre. The bungalow which is essentially a shell that has not been completed internally allowing purchasers to do so to their own specification, offering spacious accommodation in an elevated position enjoying far reaching views with a large double size plot with potential for a further dwelling (subject to any consents required).

To be offered for sale by online auction ending on the 12 Noon 25th May 2021 (unless sold prev or withdrawn)

Vendor Solicitors: Messrs. Williams & Bourne, 1 Harford Square, Lampeter

MODE OF SALE

The property is being offered for sale by online auction if not sold prior or withdrawn.

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website www.evansbros.co.uk and the property auction page. Search for "LLanwenog" and click on the Blue "Log In / Register To Bid" button. The auction will start on Monday 17th May 2021 and end on 12 noon the 25th May 2021, subject to any bid extensions.

Intending purchasers will need to register and lodge a holding deposit to bid, please see the guidelines below.

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

DIRECTIONS



From Lampeter take the A475 Newcastle Emlyn road and continue to the village of Drefach, continue south up the hill and half way up take a left hand turn signposted Llanwenog. On entering the village take the first right and then turn left into Brynawelon where the property is the fourth on the right.

LOCATION



The property is located in an attractive location at the end of a small select residential cul de sac in rural surroundings on the outskirts of the popular village of Llanwenog. The property has the benefit of far reaching views and is some 2 miles from the nearby Teifi valley and market town of Llanybydder offering a good range of local amenities including doctors

surgery, chemist, shops, public houses etc., some 6 miles distant of the university and market town of Lampeter, also being convenient to Llandysul and Newcastle Emlyn and only some 20 minutes from the Ceredigion heritage coastline.

DESCRIPTION



The property which we understand was originally constructed externally approximately 25 years ago, has been completed more recently internally with all internal partitions having been skimmed and with 2nd fix electrics but with no kitchen, bathrooms or floor screed provided therefore allowing purchasers their own choice of which heating system they wish to install.. An ideal opportunity to purchase a property and finish it to your own specification. This spacious bungalow is located on a good size plot and provides the following -

STEPS LEADING UP TO FRONT ENTRANCE DOOR

HALLWAY



with cloaks cupboard off

L SHAPE OPEN PLAN KITCHEN/DINING AREA
15'9" x 10'3" and 10'8" x 9'5" (4.80m x 3.12m and 3.25m x 2.87m)



Side entrance door, service provisions for kitchen units

LIVING ROOM
11'4" x 18'4" (3.45m x 5.59m)



with internal chimney breast

FRONT BEDROOM 1
15'6" x 10'2" (4.72m x 3.10m)

REAR BEDROOM 2
10'3" x 14'1" (3.12m x 4.29m)



REAR BEDROOM 3
11' x 8'4" (3.35m x 2.54m)



FRONT BEDROOM 4/STUDY
10' x 7'3" (3.05m x 2.21m)

BATHROOM



with service provisions provided

SEPARATE CLOAKROOM/W.C.



with service provisions provided but no fitments

EXTERNALLY



be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

The property is located on a spacious double sized plot with terrace style gardens recently having been cleared and ready for landscaping. The property has attractive views over open countryside to front and side.

SERVICES



We are informed the property is connected to mains water, mains electricity and mains drainage - Please see legal pack for confirmation. Telephone subject to BT transfer regulations. No heating.

AUCTION GUIDELINES

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

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

4 Church View, Llanwennog



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,