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Rhydcaryl, Pentrecwrt, Nr Llandysul, Carmarthenshire, SA44 5AJ

For Sale By Auction On 25th June 2021. Price Guide £375,000 to £395,000

FOR SALE BY ONLINE AUCTION. A 2.11 ACRE freehold HOLDING comprising a detached modern double fronted BUNGALOW with 1 living room and 3 BEDROOMS, FULL UPVC DOUBLE GLAZING, FULL OIL CENTRAL HEATING, approx 0.6 ACRE Paddock, approx 0.73 ACRE SHALE BANK, large concreted yard and good sized WORKSHOPS (in total extending to approx 1,776 SQ FT) and ample parking. Approx 3.5 miles from the Teifi valley town of Llandysul and 13.5 miles north of Carmarthen. All in very good order and ready for immediate occupation.

To be offered for sale by online auction ending on 25TH JUNE 2021; unless sold previously or withdrawn.

LOCATION & DIRECTIONS

Peacefully set in a mainly rural position at OS Grid Ref SN 391 375 in a set back position above a council maintained single track road approx 1 mile from the village of Pentrecwrt and approx 3.5 miles from the Teifi Valley town of Llandysul. The county town of Carmarthen is approx 13.5 miles away to the south (ie approx 25 minutes by car) while Newcastle Emlyn is approx 7 miles away or 15 minutes by car. From Carmarthen, take the A484 North (as if heading towards Newcastle Emlyn or Llandysul) and proceed through the villages of Bronwydd and Cwmdwyfran. At the village of Cynwyl Elfed keep to the A484 and after approx 2.5 miles, drive through the village of Cwmdud. After approx 3.8 miles at the village of Saron, turn right onto the A486 (just after the Petrol Station on the left) and drop down into the village of Pentrecwrt. In the village, take the first council maintained lane on the right, and after approx 300 yards, turn right again. Proceed for approx 0.68 miles and the entrance to the property will be seen on the left.

CONSTRUCTION

We understand the bungalow is a cavity built property under a pitched tiled roof to provide the following very well maintained and comfortable accommodation. FRONT ENTRANCE HALLWAY: "L" shaped with an airing cupboard to one side and a loft access.

LIVING ROOM

17'8" x 12'5" (5.386 x 3.8)



With sliding patio doors to the front, an open fire in a wooden surround and dual aspect windows.

KITCHEN / BREAKFAST ROOM

20'11" x 9'6" (6.395 x 2.917)



A good sized room having a fully tiled floor, good quality fitted units incorporating a stainless steel, single drainer sink and quality worktops. Good sized dining area to side, plumbing for an automatic washing machine, integrated Electrolux cooker, 4 ring ceramic hob and integral ceiling spotlights.

UTILITY ROOM

9'6" x 7'9" max (2.908 x 2.373 max)



Fitted with a Grant oil fired boiler for both the central heating and domestic hot water. Plumbing for an automatic washing machine. Rear glazed door.

SHOWER ROOM

5'10" x 2'8" (1.798 x 0.833)

Part tiled with a Mira shower unit.

DOUBLE BEDROOM 1

12'11" x 11'10" (3.946 x 3.614)



Window to front and coving.

DOUBLE BEDROOM 2

13'1" x 10'7" max (4.007 x 3.233 max)



DOUBLE BEDROOM 3

11'9" x 10'8" (3.589 x 3.256)



FAMILY BATHROOM

9'6" x 6'5" (2.913 x 1.980)



Having part tiled walls, tiled floor and fitted with a modern 3 piece bathroom suite comprising a panelled bath, pedestal washbasin and WC. Integrated spotlights.

EXTERNALLY



To the front of the bungalow, there is a sweeping concreted drive, with a hardstanding / patio area immediately adjacent, and a hardcoted parking area and lawn. To the other side, there is a block built WORKSHOP 9.163 m x 9.132 m (ie 900 Sq Ft) with a concreted floor, box profile roof and 3.444 metre wide and 2.744 metre high (9') roller shutter door to the front. Attached, there is a LEAN TO measuring 9.3312 m x 4.813 m (482 Sq Ft) with a concreted floor and a box profile roof. To the other side, there is a steel framed MULTI PURPOSE BUILDING 6.096 m x 6.017 m (394 Sq Ft) with a concreted floor.

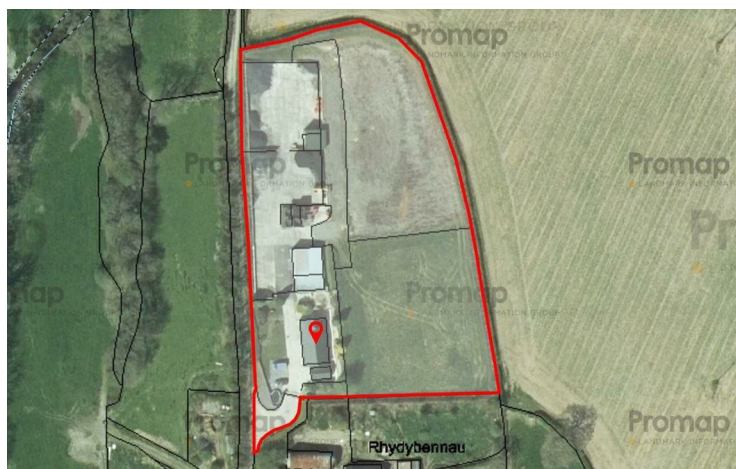
THE LAND



We estimate that the whole property extends in total to approx

2.11 Acres. This comprises an approx 0.6 Acre clean grazing paddock, an approx 0.5 Acre concreted yard (complete with a good sized concreted base for heavy equipment) and an approx 0.73 acre shale bank. The rest being taken up by the bungalow and grounds.

BOUNDARY PLAN



PLEASE NOTE THAT THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

SERVICES

Mains electricity and water. Private drainage. Full UPVC double glazing. Full oil fired central heating.

COUNCIL TAX

We understand the property is in Council Tax band E and that the Council Tax payable for the 2020 / 2021 financial year is £2,114 which equates to approximately £176 per month before discounts.

AGENTS NOTE

1. We are aiming to auction the property on the 25th June 2021 with legal completion on Wednesday the 30th June 2021 (allowing the buyers to benefit from the Land Transaction Tax "holiday") but as the Legal Pack isn't ready yet, these dates may slip, although this is unlikely.

2. Interested parties can contact the Evans Bros Carmarthen office to request the Legal Pack after Monday 17th May 2021.

3. The Guide Price is £375,000 - £395,000.

Rhydcarlin, Pentrecwrt, SA44 5AJ



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	
(69-80) C	
(55-68) D	58
(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	



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