



Rocket House, POPPIT SA43 3LP

FOR SALE BY PUBLIC AUCTION.

For auction Guide Price £100,000 to £110,000

Breathtaking Views Over Cardigan Bay & Poppit Sands
Incredible Coastal Secluded Location
Large Grounds & Ample Parking
Interesting & Unique

DD/WJ/50329/250716

DESCRIPTION

FOR SALE BY PUBLIC AUCTION.

Breathtaking SEA and BEACH views across CARDIGAN BAY and POPPIT SANDS are enjoyed from this unique Grade 2 listed detached 1 bedroom property situated in the picturesque coastal area of Poppit. This residential dwelling offers basic accommodation highly suited for being a second home or holiday let investment. There are surprisingly large grounds which enjoy SENSATIONAL VIEWS and could possibly have potential to provide room for extending subject to planning and National Park approval. This is an incredibly rare and exciting opportunity not to be missed and must be seen to fully admire the incredible sea views alone! Make sure you click and watch the Property Film on our website!

EER: 2/42

GUIDE PRICE £100,000 - £110,000.

SITUATION

The property is situated in an outstanding location off a minor coastal road in an area renowned for the outstanding coastal scenery within the Pembrokeshire National Park and with fabulous walks along the cliff tops, coves, bays and beaches in this part of West Wales. Poppit has a wonderful sandy beach and is from where the River Teifi reaches the sea. Within a couple of miles is the pretty village of St Dogmaels which has good basic

amenities. Roughly a couple of miles further on is the busy market town of Cardigan which has a range of local traditional shops, some national retailers and the usual educational, recreational and leisure facilities.

ENTRANCE HALL

Front door opens into entrance hall, Velux window, loft storage area, storage heater, steps lead down to:

INNER HALL

External door to side garden, doors open to:

KITCHEN/DINER

11'9 x 8'6 (3.58m x 2.59m)
Comprising a sink, fitted cupboards, worktops, double-glazed window, electric cooker point, space for table and chairs.

SITTING ROOM

12' x 11'9 (3.66m x 3.58m)
Dual aspect double-glazed windows to rear and side enjoying the incredible sea and beach views, storage heater.

BEDROOM 1

11'11 x 11'3 (3.63m x 3.43m)

Double-glazed window to rear enjoying sea views, storage heater.

BATHROOM

Comprising a panel bath, WC, pedestal wash hand basin, double-glazed window to side, airing cupboard with hot water cylinder.

EXTERNALLY

To the side of the property is a good size lawned garden and hardstanding concrete area with gated road access and wonderful views across the bay

towards Gwbert and St Dogmaels. Please see the title plans in the legal pack for confirmation.

SERVICES

We are advised that mains water and electricity are connected. Private drainage.

AUCTION DATE & VENUE

For Sale by Public Auction at Parc Y Scarlets, Llanelli on Wednesday, 5th July 2017 at 1pm (unless previously sold or withdrawn).

SOLICITORS

Eleri Thomas & Co
Cartrefle
Bridge Street
Newcastle Emlyn
Carmarthenshire
SA38 9DX
Contact: Eleri Thomas

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

GUIDE PRICES

The guide price is given to assist buyers in deciding whether or not to pursue a purchase. It is usually, but not always, the provisional reserve range agreed between the seller and the auctioneer at the start of marketing. As reserves are not fixed until up to the day of auction, guide prices may be adjusted. Any changes in price guides, for whatever reason, will be posted on our website and in our auction room as an "addendum of sale". Guide prices can be shown in the form of a minimum and maximum price range within which the reserve will fall or as a single price figure. Where a single price is quoted, the reserve will fall within 10% of the guide. The guide price is not the reserve price and both guide price and reserve price can be subject to change up to and including the day of auction.

RESERVE PRICE

The reserve price is the seller's minimum sale price at auction. It is the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of auction.

AUCTION CATALOGUE

A full catalogue of the auction can be obtained from any John Francis office. It is important that prospective purchasers obtain a copy and/or read the Auction Section of our Web Site to be fully aware of the costs and implications of buying at auction.

NOTE TO BUYERS

Whilst all information on these details are believed to be correct auction entries can change even at the last moment. To avoid disappointment, please contact our office on the day of sale to confirm that this property has not been altered, sold prior or withdrawn from auction.

LEGAL PACKS

A legal pack will be available for inspection on this property's entry on our website. First time users of the system will need to register, but all information is available free of charge. For any queries on documents contact our office.

BIDDING NUMBERS

All potential auction bidders need to register prior to the auction. To comply with current legislation to register please provide proof of ID as well as proof of address. Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

BUYERS PREMIUM


Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £300.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

DIRECTIONS

From our Cardigan Office, proceed over the old stone bridge by the castle and turn right to St Dogmaels. Head into and through the village following the road right towards Poppit. Go pass the beach shop and car park on the left and follow the road up around the back for roughly half a mile until you see the property on the right-hand side identified by our John Francis auction sign.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-100) A				(92-100) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
		42			21
		2			1
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

John.
Francis