



Meigan House Blaenffos, Boncath, Pembrokeshire, SA37 0HY

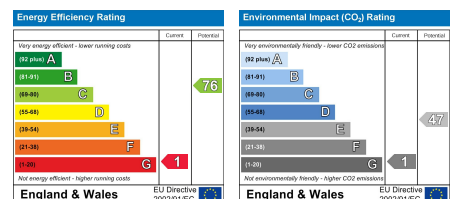
AUCTION - 23RD OCTOBER 2019, Village Hotel 29 Pendwyallt Road, Coryton, Cardiff, CF14 7EF by Auction House South Wales

A rare opportunity to purchase a renovation project and development potential (subject to necessary planning permission - Previous planning ref: 08/0168/PA & 07/0518/PA Property formerly known as Frondeg). Set in the rural village of Blaenffos this property benefits from just under an acre of grounds. The original house has plenty of original features and spacious rooms. A must view to appreciate its potential!

Please ensure you read the legal pack which is available to download online www.auctionhousesouthwales.co.uk Administration Charge £700 + VAT (£840 inc VAT), Buyer's Premium - £600 inc VAT both payable on exchange of contracts.

Blaenffos is a semi-rural village which straddles the A478 former drovers' road which runs from Cardigan in Ceredigion south through Crymych and on to Tenby. The village benefits from a village shop. Nearby Boncath (meaning 'Buzzard' in Welsh) is a rural village sitting approximately 6.1 miles south of Cardigan, 3.4 miles north of Crymych, and 8.2 miles west of Newcastle Emlyn. It was once an intermediate stop on the rail link between Whitland and Cardigan which closed in 1963. The village itself benefits from a village shop and Rhos Y Gilwen country house with its fabulous concert hall is a short drive away. The nearby towns of Cardigan, Crymych and Newcastle Emlyn offer further amenities including schools, supermarkets, public houses, restaurants, and so much more. The coast is a short drive away with the closest beach of Poppit Sands in St Dogmaels being only 8.3 miles away.

- AUCTION DATE: 23rd OCTOBER 2019
- 5pm Village Hotel, Cardiff
- Admin Fee: £700 + VAT (£840 inc VAT)
- Buyers Premium: £600 inc VAT
- Just 6 Miles to Cardigan Town
- 4 Bed Detached House plus Grounds
- Just Under 1 Acre of Grounds
- Walking Distance to Shop and Bus Stop
- Renovation & Development Potential
- EPC Rating :G



Auction Guide £165,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

6 Morgan Street, Cardigan, Ceredigion, SA43 1DF

EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

The Agent that goes the Extra Mile



KITCHEN

LIVING ROOM

BATHROOM

BEDROOM 3

ENTRANCE HALL

SITTING ROOM

BEDROOM 1

BEDROOM 4

DINING ROOM

LANDING

BEDROOM 2

Head out of Cardigan along the A478 heading for Tenby. Enter the village of Blaenffos, as you go down the hill to where the road levels out you will see the property on the left hand side (before a farm track), denoted by our for sale board.

GENERAL INFORMATION..

VIEWING: By appointment only via the Agents.

TENURE: We are advised FREEHOLD

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'F' PEMBROKESHIRE COUNTY COUNCIL

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Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

VIEWING SCHEDULE:

04/10/19 - 3PM - 3.30PM

09/10/19 - 3PM - 3.30PM

18/10/19 - 3PM - 3.30PM

AGENTS VIEWING NOTES...

We would respectfully ask you to call our office before you view this property internally or externally.

HW/RJO/09/19/OK/HW/09/19

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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