

FOR AUCTION



1 Felin Ban Estate, CARDIGAN SA43 1BB

FOR SALE BY PUBLIC AUCTION.

For auction Circa £60,000

Town Centre Bungalow
Convenient Location
Requires Refurbishment
Ideal Investment

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DD/WJ/72954/151019

DESCRIPTION

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A semi detached 2 double bedroom bungalow situated within Cardigan town. The property requires refurbishment works but is conveniently located for all the towns amenities and would make an ideal retirement home or starter home for a couple/small family, or equally an ideal investment to let. EER: 56/87
GUIDE PRICE CIRCA £60,000.

SITUATION

The property is situated in the popular town of Cardigan, within a convenient location, close to the town's amenities and facilities.

ENTRANCE HALL

Entered via frosted double glazed door to front, radiator, access to loft space, built-in storage cupboard, doors to;

LOUNGE

14'10 x 10'8 (4.52m x 3.25m)

Double glazed window to front, gas fire with back boiler servicing the domestic hot water and central heating system.

KITCHEN

11'10 x 8'7 (3.61m x 2.62m)

Fitted with a range of wall and base units with worktop over, space for cooker, plumbing for washing machine, built-in airing cupboard with hot water cylinder, radiator, glazed door and window to;

CONSERVATORY

8' x 7'11 (2.44m x 2.41m)

External door and windows, tiled flooring.

BEDROOM 1

12'10 x 9'3 (3.91m x 2.82m)

Double glazed window to front.

BEDROOM 2

10'11 x 9'2 (3.33m x 2.79m)

Double glazed window to rear, built-in cupboard/wardrobe.

BATHROOM

7'5 x 5'2 (2.26m x 1.57m)

Suite comprising bath with electric shower over, WC, pedestal wash hand basin, part tiled walls, radiator, frosted secondary glazed window.

EXTERNALLY

To the front and side of the property is an area of lawn. To the rear is a small enclosed patio style garden with rear gated access.

SERVICES

We are advised that mains water, electricity, gas and drainage are connected to the property.

AUCTION DATE & VENUE

For Sale by Public Auction on Wednesday 27th November 2019 at Parc Y Scarlets, Llanelli at 3pm (unless previously sold or withdrawn).

SOLICITORS

George Davies & Evans
Castle Chambers
Grosvenor Hill
Cardigan
SA43 1HX
Contact: Mr David Cole

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

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.

REGISTERING TO BID

All potential auction bidders need to register prior to the auction. To comply with legislation you will need to register and on the day of the auction obtain a Bidding Number from us. (Proxy/ Telephone bids vary).

You MUST provide us with proof of ID as well as proof of address. It is best that you register with us well in advance of the auction day. Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

You MUST also provide us with PROOF OF DEPOSIT – 10% of the guide price (highest figure of the guide) or if the guide is less than £20,000 then £2,000 min. We do not give bidding numbers out without the above details being given.

Please ask one of our staff

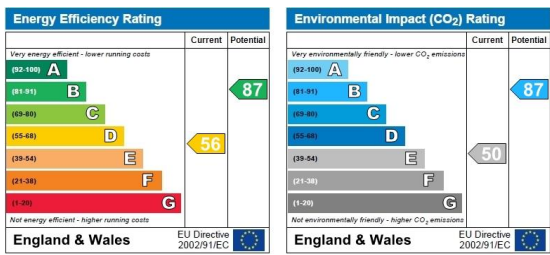
BUYERS PREMIUM

Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £500.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

DIRECTIONS

From Cardigan town, proceed up the main high street and follow the road onto North road. Turn left onto Gwbert road, passing the playing fields and take the second right turning onto Cnwc Y Dintir. Follow this road up to Felin Ban and the bungalow is seen on the corner as identified by our John Francis For Sale By Public Auction board.

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John.
Francis