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18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: [carmarthen@evansbros.co.uk](mailto:carmarthen@evansbros.co.uk)



**Cwmgwili House, Bronwydd Arms, Carmarthen, Carmarthenshire, SA33 6HX**  
**For Sale By Online Auction On Thursday 30th May 2024. Guide Price £430,000**

AUCTION SALE. An exceptionally attractive 1.134 ACRE property in the Gwili valley comprising a substantial imposing peacefully located DOUBLE FRONTED 4 BEDROOMED RESIDENCE (WITH 3 LIVING ROOMS, FULL OIL CENTRAL HEATING AND FULL DOUBLE GLAZING) complemented by 2 SELF-CONTAINED 2 BEDROOMED FLATS (ideal for an extended family, holidays lets or rental income) and approx HALF AN ACRE OF SLOPING MATURE WOODLAND (leading down to a stream) and well kept GENEROUS GROUNDS ideal for family BBQs etc. The property is in good order and located JUST A 7 MINUTE DRIVE FROM THE COUNTY TOWN OF CARMARTHEN. NO ONWARD CHAIN. EPC Rating: E

## LOCATION & DIRECTIONS

Very pleasantly but conveniently set at OS Grid Ref SN 419 237 in a set back position in the Gwili Valley just on the edge of the small village of Bronwydd Arms with Public House and tourist steam railway. Primary School at Peniel (1 mile). Just 2 miles off Carmarthen Eastern by-pass for the A48 link to the M4 for Swansea and South Wales and 3 miles from Carmarthen Town Centre. Being the county town, Carmarthen offers a superb range of amenities inc a regional hospital, mainline train station, multi-screen cinema, leisure centre, 2 secondary schools (1 Welsh and 1 English) shopping centre etc. From CARMARTHEN take the A484 CARDIGAN ROAD north as if heading towards Cynwyl Elfed, and on approaching BRONWYDD ARMS turn right on the B4301 signposted LLANPUMSAINT. Turn immediately right again, down a small lane, crossing a stone river bridge and along the straight for about 300 yards and on climbing the gentle hill, the entrance to the property will be seen on the left - identified by an Evans Bros "For Sale" board. NB: There is currently a temporary diversion at Bronwydd for bridge repair, so viewers will need to approach from the Peniel / Glangwili direction. Please check with the office for an update. What3Words location [///blocking.warm.amending](https://www.what3words.com/location////blocking.warm.amending)

## CONSTRUCTION

We understand the main residence (understood to be originally built as the Woolen Mill owner's house) is built of traditional solid stone walls with elevations mainly rendered and white pebble dashed, under a pitched slate roof, while the rear extension containing the 2 self contained flats appears to be built of block cavity walls (again pebble dashed) under a pitched slated roof to blend in with the original residence.

## MAIN DWELLING

The glazed front door opens into the SPACIOUS HALLWAY with an ornate staircase to the first floor and a large UNDER-STAIRS CUPBOARD with a red and black quarry tiled floor.

## SITTING ROOM

25'1" x 11'9" (7.65 x 3.60)



A full length room (possibly originally 2 separate room) having an ornate decorative stone fireplace to one side with a hardwood mantelpiece and TV stand. A treble aspect room with a sliding door to the front and windows to the side and rear.

## KITCHEN / BREAKFAST ROOM

12'2" x 12'1" (3.73 x 3.70)



Red Italian style tiled floor and fitted with a quality range of matching base and eye level units inc a twin bowl stainless steel sink, a Reflections double oven, Smeg 4 ring hob, a brushed aluminium extractor fan, integrated dishwasher and plumbing for an automatic washing machine. Picture window to the front and neatly set Worcester Bosch oil fired "combi" boiler for both the central heating and domestic hot water. Electric plug and piping for a tumble dryer.

## DINING ROOM

12'3" x 11'4" (3.75 x 3.46)



Large picture window to the front overlooking the front lawn and the village beyond.

## LIVING ROOM

12'10" x 12'5" (3.93 x 3.79)



Having a picture window to the side, concreted floor, smooth rendered ceiling and French doors to the Dining Room.

## FRONT DOUBLE BEDROOM 1

12'2" x 12'0" (3.73 x 3.68)



Smooth rendered ceiling and large picture window to the front.

## DOWNSTAIRS CLOAKROOM

5'8" x 4'0" (1.74 x 1.23)



Half tiled and fitted with a modern white WC and pedestal washbasin.

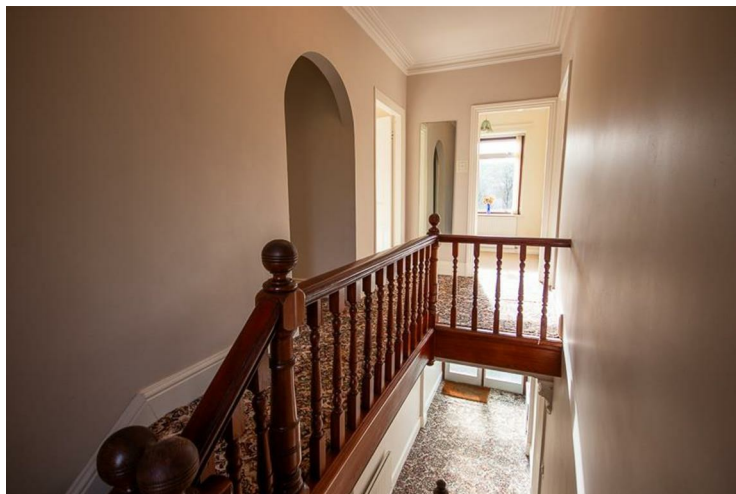
## FRONT DOUBLE BEDROOM 2

12'4" x 10'4" (3.77 x 3.16)



Generous picture window.

## FIRST FLOOR



Generous LANDING with a loft access (pull down aluminium ladder to the part boarded attic storage space) and a WALK-IN AIRING CUPBOARD to the side.

## REAR DOUBLE BEDROOM 3

12'0" x 9'9" (3.66 x 2.98)



Fitted wardrobes and storage cupboards to one elevation and picture window.

### FRONT BEDROOM 4 / HOME OFFICE

7'8" x 7'4" (2.34 x 2.24)



### KITCHEN / BREAKFAST ROOM

11'8" x 8'8" (3.57 x 2.65)



### MODERN BATHROOM

11'10" x 8'2" (3.61 x 2.49)



Fitted with a tidy range of base and eye level units inc a stainless steel single drainer sink, electric oven, ample formica type worktops, brushed aluminium extractor fan and a neatly set Worcester Bosch LPG combi boiler for both the central heating and domestic hot water.

### BEDROOM 1

14'2" x 9'11" max (4.32 x 3.04 max)



A recently upgraded room with mainly tiled walls and fitted with a quality jacuzzi bath, corner shower cubicle, WC, pedestal washbasin and 2 wall mounted heated towel rails.

### GROUND FLOOR FLAT (FLAT 2)

#### LIVING ROOM

15'10" x 12'2" (4.84 x 3.72)



Having a louvre fronted double wardrobe and a smooth rendered ceiling.

With dual aspect windows to the side and rear.

## BEDROOM 2

10'6" x 8'2" (3.22 x 2.51)



Irregular shaped with a fitted wardrobe to one side.

## LIVING ROOM

15'10" x 12'2" (4.84 x 3.72)



Having dual aspect windows to the side and rear.

## BATHROOM

11'11" x 6'3" (3.64 x 1.91)



Mostly tiled and fitted with a champagne coloured 3 piece bathroom suite comprising a panelled bath (with a Triton shower unit over) pedestal washbasin and WC. Fitted airing cupboard to one side.

## KITCHEN / BREAKFAST ROOM

11'10" x 8'11" (3.63 x 2.72)



Fitted with a tidy range of base and eye level units inc a stainless steel single drainer sink, electric oven, ample formica type worktops, brushed aluminium extractor fan and a neatly set Biasi LPG combi boiler for both the central heating and domestic hot water.

## FIRST FLOOR FLAT (FLAT 1)

## BEDROOM 1

10'0" x 9'5" (3.07 x 2.89)



Window to the side.

## BEDROOM 2

10'0" x 10'0" (3.07 x 3.05)



Window to the side.

## BATHROOM

11'10" x 6'3" (3.63 x 1.93)



Mostly tiled and fitted with a champagne coloured 3 piece bathroom suite comprising a panelled bath (with a Triton shower unit over) pedestal washbasin and WC. Fitted airing cupboard to one side.

## EXTERNALLY



The whole property extends to approx 1.134 acres - please refer to the boundary plan. We estimate that the mature woodland accounts for approx half an acre and the remainder is lawned grounds, ample off road parking (with room to build

a GARAGE if needed) a STONE BUILT STORE SHED and a sloping bank. The whole area would be perfect for BBQs and a children's play area.

## SERVICES

Mains electricity and water. Private drainage. LPG central heating to the flats. Full oil fired central heating to the main dwelling. Double Glazing. We understand the last Landlord's Gas Safety Certificates were done in May 2022 when the flats were last occupied.

## BOUNDARY PLAN



PLEASE NOTE THIS BOUNDARY PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

## COUNCIL TAX & WATER RATES

The main dwelling (Cwmgwili House - Council Tax Ref No 500008648) is in Council Tax band C and that the Council Tax payable for the 2024 / 2025 financial year is £1,762.64 which equates to approximately £146.89 per month before discounts.

Flat 1 (Council Tax Ref No 604123068) is in Council Tax band A and that the Council Tax payable for the 2024 / 2025 financial year is £1,321.97 which equates to approximately £110.16 per month before discounts.

Flat 2 (Council Tax Ref No 604164797) is also in Council Tax band A and that the Council Tax payable for the 2024 / 2025 financial year is £1,321.97 which equates to approximately £110.16 per month before discounts.

The water is unmetered and we understand the last bill for the WHOLE property was approx £470 for the year.

## AGENTS NOTES

1. The Legal Pack (Draft Contract, Local Searches, Property Information Form etc) is available from the auction page once registered.

2. Although this property is to be sold by online auction, if needed, prospective buyers can still arrange surveys, gas and electrical safety certificates and mortgages, but will obviously need to arrange these at their own expense BEFORE the auction date.

## **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 unless previously sold or withdrawn 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 be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

Please be aware that the "Guides" are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, every Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Following the fall of the hammer contracts are exchanged and there is no going back!

Please check our website regularly at [www.evansbros.co.uk](http://www.evansbros.co.uk) or contact us on 01267 236611 for up to date information.

## **REGISTERING FOR THE AUCTION**

Before checking the Legal Pack or bidding, prospective buyers will firstly need to register. Please click on the listing on [www.evansbros.co.uk](http://www.evansbros.co.uk) (under the "Property Auctions" tab) and click on the "Log In / Register To Bid" button. All registered parties will be able to view the Legal Pack online and download copies for their solicitors if still interested. The auction is scheduled to end on Thursday evening the 30th May 2024.

Approx Gross Internal Area  
317 sq m / 3417 sq ft



Ground Floor  
Approx 171 sq m / 1841 sq ft



First Floor  
Approx 146 sq m / 1576 sq ft



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395



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



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