



hrt
herbert r thomas

The Lodge
Brynaman Road
Gwynfe
Llangadog
SA19 9TE

hrt.uk.com

The Lodge, Gwynfe

By Online Auction
Bidding Closes Tuesday
16th December at 12
noon

Guide Price:
£195,000

- Charming Detached Cottage
- Rural Location
- Scope for improvement and extension (subject to planning consent)
- For Sale by Public Online Timed Auction



Nestled in the heart of the Brecon Beacons National Park, The Lodge enjoys a peaceful setting on the edge of the rural village of Gwynfe. Surrounded by rolling countryside and dramatic mountain views, the location offers a true sense of tranquillity while remaining accessible to the nearby towns of Llangadog (5 miles) and Llandeilo (9 miles).

Despite its rural feel, the property benefits from good road links to the A40 and A483, connecting to Carmarthen, Swansea and beyond. The nearby market towns provide a range of amenities, schooling and rail connections.

Situated in a in an idyllic and peaceful setting, an appealing opportunity to acquire a detached two-bedroom cottage, occupying a generous plot of approximately 0.31 acres. The property is in need of some modernisation, offering the purchasers the chance to refurbish and potentially extend the existing dwelling, subject to the necessary planning consents.

The accommodation is arranged over two floors and comprises of the following:

Living Room – 7.00m x 4.00m, with fireplace
Kitchen/Diner – 4.80m x 2.50m, with fitted kitchen
Bathroom
WC Room

Bedroom 1 – 4.00m x 3.40m
Bedroom 2 – 4.00m x 3.00m

The property represents an ideal project for those seeking a rural retreat with scope to enhance and personalise. It may also appeal to developers or investors looking to unlock the potential of the site.

Access is directly of the A4069.

The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

The property is connected to all mains services. Please see Legal Pack for further information.

EPC Rating: F

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are no footpaths crossing the land.

The Purchaser will be required to erect a fence between points A and B, within 3 months of the completion of the sale.

The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

Freehold with Vacant Possession upon completion.

Guide Price – £195,000

Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety.

The property is offered for sale by Public Online Timed Auction.

Bidding will close on Tuesday 16th December at 12 noon.

Full auction details, legal pack, and registration information are available at:

www.hrt.uk.com/online-auctions/land-and-property/online-property-auctions

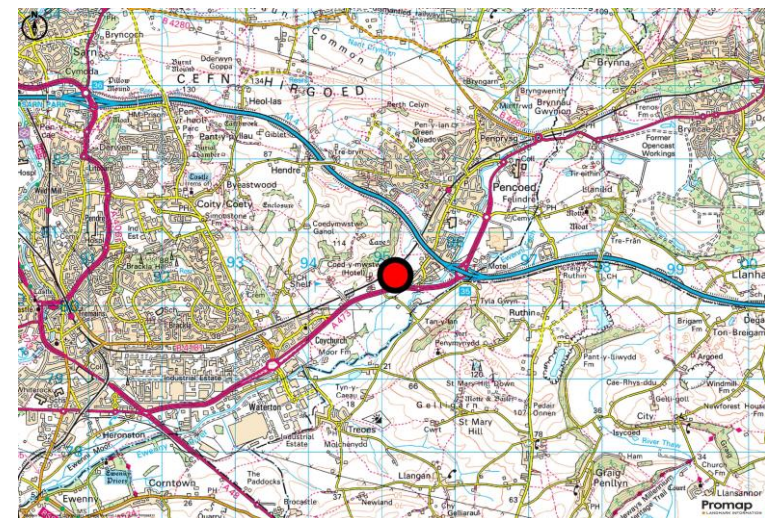
Please note that the successful purchaser will be required to pay a non-refundable payment of £5,000 on completion of the auction:

- £3,960 (inc VAT) – Buyer Fee
- £1,040 – Deposit contribution

We would also draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include search fees, reimbursement of Sellers costs and legal fees and Transfer Fees amongst others.

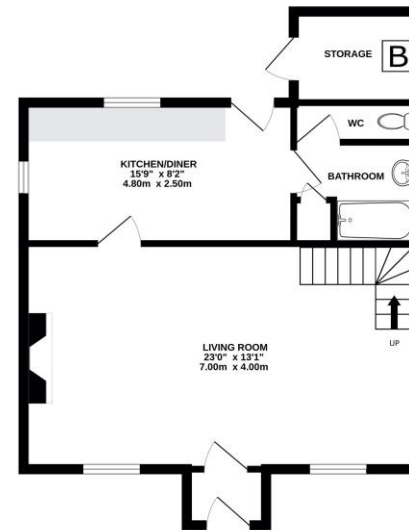
Postcode: SA19 9TE

What3Words: divorcing.magma.microfil

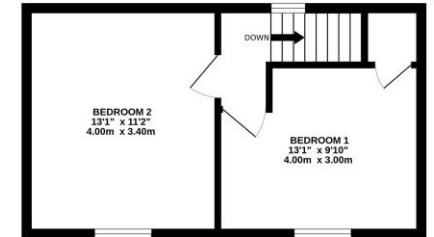




GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

Viewing Arrangements

Viewing strictly by appointment only.

Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

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