



Brynderwen , Llangoedmor, SA43 2LF

Auction Guide £195,000

FOR SALE BY ONLINE AUCTION - THURSDAY 13TH JUNE 2024 BETWEEN 12-2PM.

GUIDE PRICE: £195,000 - £215,000

A versatile Three Bedroom Detached House set on a generous plot of 0.36 acres or thereabouts which requires some improvement and modernisation. The accommodation comprises: Hall, Living Room, Sitting Room, Dining Room, Kitchen, Study, Master Bedroom with Ensuite, Two Further Bedrooms and a Family Bathroom. Externally, the property has extensive grounds, parking area and detached double garage.

For Sale By Auction

The property is to be sold via online auction on THURSDAY 13TH JUNE 2024 BETWEEN 12-2PM. You have to register via our website to view the legal pack and to bid. Please contact the office if you require any assistance.

Please note that we charge an administration fee of £1,200 inc VAT (£1,000 plus VAT), upon completion of the sale.

Entrance door to:-

Hall



Stairs rising off to first floor, tiled floor, doors to:-

Living Room



A spacious light and airy room with an unique fireplace, double doors leading to the garden, steps to:-

Dining Room



Two windows, large radiator, access from the Living Area and Hall, archway to:-

Kitchen



Having a range of wall and base units with worktop surfaces, built-in oven, hob and extractor fan, two windows, breakfast bar, door to garden.

Sitting Room



Large open room, two windows, radiator, door to side with porch.

Study



Door to the side.

FIRST FLOOR

Landing



Skylight window, two storage areas, doors to:-

Bedroom One



At the front with exposed floor boards, door to:-

Ensuite



Enclosed shower, wash hand basin, toilet, tiled walls, window, radiator, Door to:-

Bedroom Two



Windows to the side, exposed beams.

Bedroom Three



At the rear, loft access, window.

Bathroom



Bath, shower, wash hand basin, toilet, tiled walls, window.

Externally



Double garage with inspection pit, large garden to three sides.

Services, etc.

Services -

Local Authority - Ceredigion County Council

Property Classification - Band E

Tenure - Freehold and available with vacant possession upon completion.

what3words:- ///masses.appear.deaf

How To Register & Bid

Please visit our website, jjmorris.com, then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack.

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/>

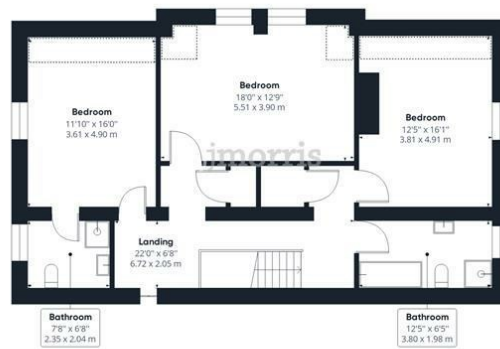
Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is

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.

Floor Plan

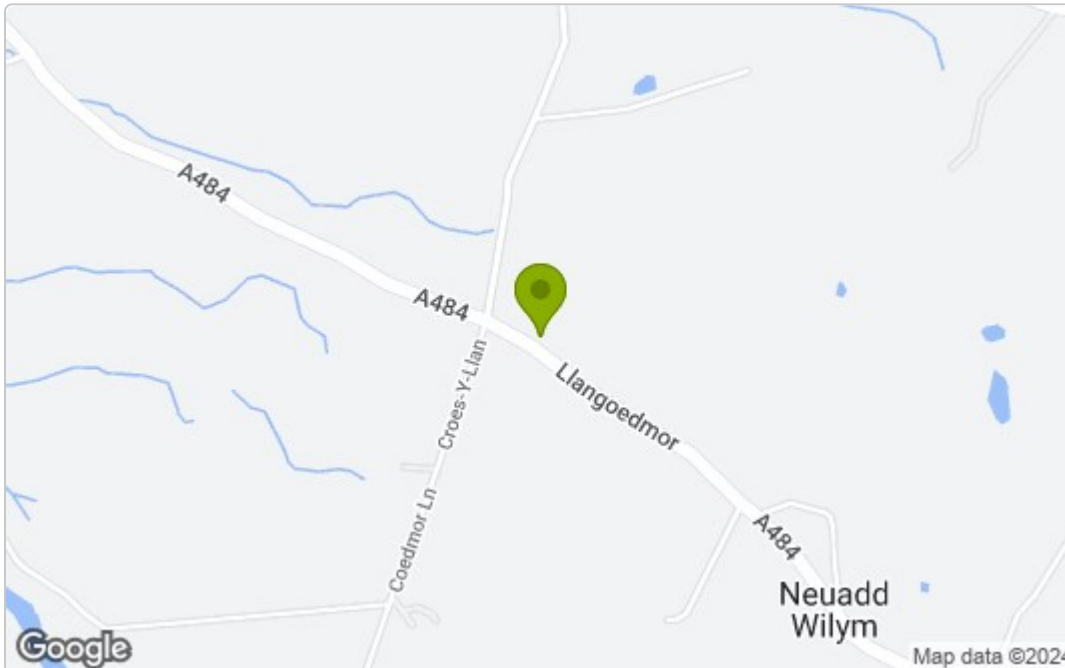


Floor 0



Floor 1

Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.