



Tanyllan , Sarnau, SA44 6QN

Auction Guide £350,000

FOR SALE BY ONLINE AUCTION - THURSDAY 18TH SEPTEMBER 2025

An opportunity to purchase a plot of land extending to approximately 0.54 acres, together with a two-bedroom chalet benefiting from mains water and electricity connections. The property offers excellent potential for redevelopment or enhancement, subject to obtaining the necessary planning permissions within walking distance of Penbryn beach.

For Sale By Auction

The property is to be sold via online auction on THURSDAY 18TH SEPTEMBER 2025 between 12pm and 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 (£1000 plus VAT), upon completion of the sale.

Living/Dining Room

Log burner with red brick surround and tiled hearth, exposed beams, uPVC double glazed windows and door, opens to:-

Kitchen

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, electric cooker, space for under counter fridge/freezer, wooden window, uPVC double glazed window, part tiled walls, vinyl flooring, door to:-

Hallway

Crog loft storage, electric heater, fuse box, doors to:-

Bedroom One

uPVC double glazed window, built-in wardrobes.

Bedroom Two

uPVC double glazed window, built-in wardrobes.

Bathroom

Low flush WC, wash basin, bath with electric shower over, uPVC double glazed window, part tiled walls, vinyl flooring.

Utilities & Services

Heating Source: Electric heaters.

Services:

Electric: Mains

Water: Mains

Drainage: Private drainage.

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Rateable Value: £1,550

What3Words: ///hillsides.area.rigid

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.6mbps upload and 4mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor and outdoor mobile coverage

EE - Poor to none

Three - Poor to none

O2 - Poor to None

Vodafone. - Poor to None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

How To Register & Bid

Please visit our website, jjmorris.com, then select 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.

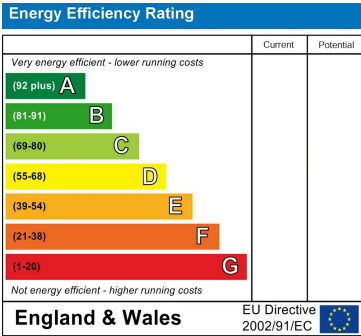
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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