

Maelgwyn , Rhydlewis, SA44 5PF

Auction Guide £235,000

FOR SALE BY ONLINE AUCTION - THURSDAY 16TH OCTOBER 2025

An exciting opportunity to purchase a Traditional Period Three Bedroom Detached House benefiting from many original features and fittings, now requiring a scheme of modernisation and improvement. The property is set in a generous plot extending to 0.41 acres or thereabouts and has previously been well maintained and planted, with many mature shrubs, bushes and trees, including fruit trees and although overgrown currently, the grounds are of a particular feature. The accommodation comprises: Canopy Porch, Hall, Living Room, Dining Room, Kitchen, Rear Lobby, Sitting Room, Landing, Three Bedrooms and a Family Bathroom.

For Sale By Auction

The property is to be sold via online auction on 16th October 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 £1,800 inc VAT (£1,500 plus VAT), upon completion of the sale.

Porch

Glazed door to:-

Hall

Radiator, stairs rising off to first floor, dado rail, picture rail, telephone point.

Living Room

Sash windows to the front, two radiators, feature fireplace, picture rail.

Dining Room

Sash window to the front, two radiators, picture rail, glazed door to:-

Kitchen

Having a range of wall and base units, worktop surfaces, stainless steel sink unit, electric hob with extractor fan over, double oven, tiled splashback, space for fridge freezer, oil fired boiler, dual aspect windows, radiator.

Rear Lobby

Dado rail, understair cupboard, door to rear, door to:-

Sitting Room

Feature fireplace, radiator, dado rail, picture rail, recessed display cabinet, exposed beams, sash window to the rear.

FIRST FLOOR

Landing

Sash window to the rear, loft access, picture rail.

Bedroom One

Two sash windows to the front, radiator.

Bedroom Two

Sash window to the front, radiator, picture rail.

Bedroom Three

Dual aspect sash window, picture rail, radiator.

Bathroom

Three piece suite of panel bath, low flush WC, pedestal hand wash basin, shaver socket, tiled walls, airing cupboard, sash window to the rear.

Externally



The overall plot extends to around 0.41 acre or thereabouts and has previously been lovingly maintained and planted and although the gardens and grounds have not had the same attention in recent years, there are many mature shrubs and bushes, along with fruit trees. With some ground clearance and cutting back, restoring the gardens to their former glory will significantly enhance the new owners enjoyment.

The property benefits from two gated entrances, one to the front with red brick flanked entrance way, which opens to a driveway leading through the centre of the garden and opening up to a tarmac forecourt area, which continues around the side, with a further gated access. The rear of the property is also hardstanding, although consumed by nature currently. There are brick built outhouses and a detached garage, which is accessed from the side.

Services, etc.

Services - Mains water and electricity, Drainage - to be confirmed. Oil fired central heating.

Local Authority - Ceredigion County Council

Property Classification - Band F

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///city.quiet.stub

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.

Important Auction Information

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.

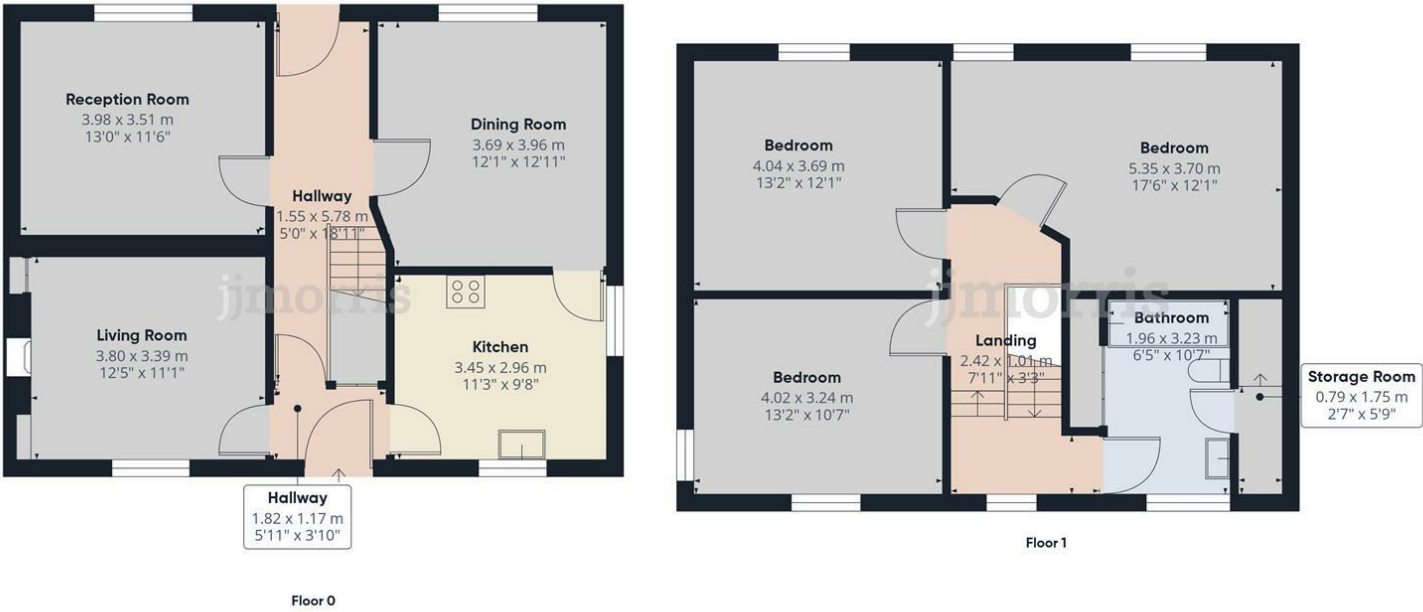
Auction Guidelines

<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.

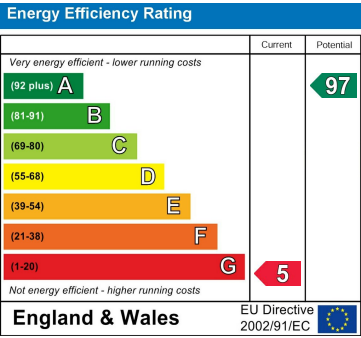
Floor Plan



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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