



Blaenpant, Blaenwaun, SA34 0DU

Auction Guide Price £120,000 - £130,000

For Sale By Public Auction on Wednesday the 28th of May 2025 between 12:00pm - 3:00pm.

Guide Price £120,000.

An improvable detached residence standing within generous grounds of 0.26 acres or thereabouts

Affording an abundance of character features but complete refurbishment is required

Comprising 2 reception rooms, kitchen, shower room and 2 bedrooms

Traditional outbuilding ripe for conversion subject to gaining the necessary consents

An excellent opportunity for those looking to embark on a project with considerable appeal

EPC TBC

Situation

Enjoying a rural location yet adjoining the roadside, a mile or so from the village of Blaenwaun located in the west Carmarthenshire countryside close to its border with the coastal county of Pembrokeshire. Village amenities are limited, but the former market town of St Clears lies some 8 miles distant from the property and has the benefit of a good range of amenities and services which cater for all day-to-day needs. The nearby villages of Crymych and Whitland both benefit from a good range of services, whilst the administrative town of Carmarthen lies some 14 miles distant from the village and offers a comprehensive array of commercial, educational, and recreational facilities together with excellent road and rail connections to the larger towns of south Wales.

Directions

From the direction of St Clears, proceed through the villages of Llangynin and Blaenwaun passing the 'The Lamb' Public House on your left hand side, continue on the road for a mile or so and the property will be seen on the left hand side - J. J. Morris For Sale Board will be erected on site.

what3words /// enchanted.scatter.scores

Description

Occupying a generous plot of circa 0.26 acres or thereabouts, Blaenpant comprises a detached two storey property of traditional construction but is now in need of complete renovation. An appealing feature is the traditional outbuilding located to the side of the residence which offers conversion potential subject to gaining the necessary consents. The ground floor comprises two reception rooms offering an abundance of character features, a galley kitchen and shower room which adjoins the kitchen. Two bedrooms are located at the first-floor, however bedroom 2 is currently only accessible from bedroom 1. A property ripe for complete renovation which offers considerable potential and ideally suited to those looking to embark on a project. The property is described in more detail (with approx. dimensions only):

Ground Floor

Shelter Porch

Entrance Hallway



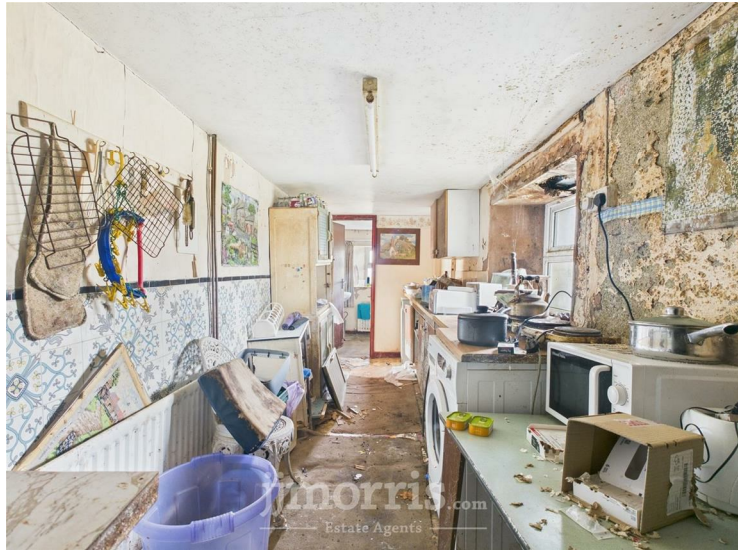
With quarry tiled floor, radiator, stairs rise to the first floor and door to:

Living Room 13'4" x 13'7" (4.06m x 4.14m)



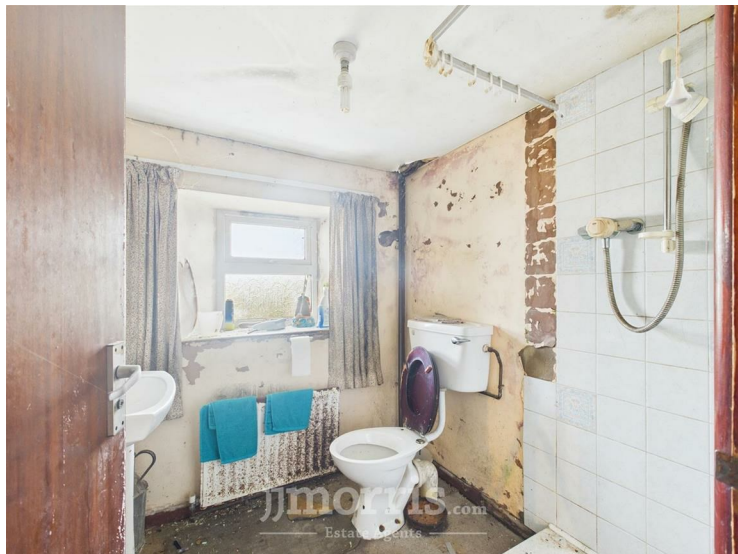
Overlooking the fore, affording an oil fired 'rayburn' and access to:

Kitchen 21'4" x 5'11" (6.50m x 1.80m)



Affording a limited range of base and wall mounted units with complimentary work surface above, housing the 'Worcester' oil fired boiler, plumbing for an automatic washing machine, stainless steel sink and drainer unit, radiator, window and door to the rear and space for a freestanding cooker.

Shower Room 6'4" x 6'4" (1.93m x 1.93m)



With W.C., wash hand basin, shower cubicle, window to the side and radiator.

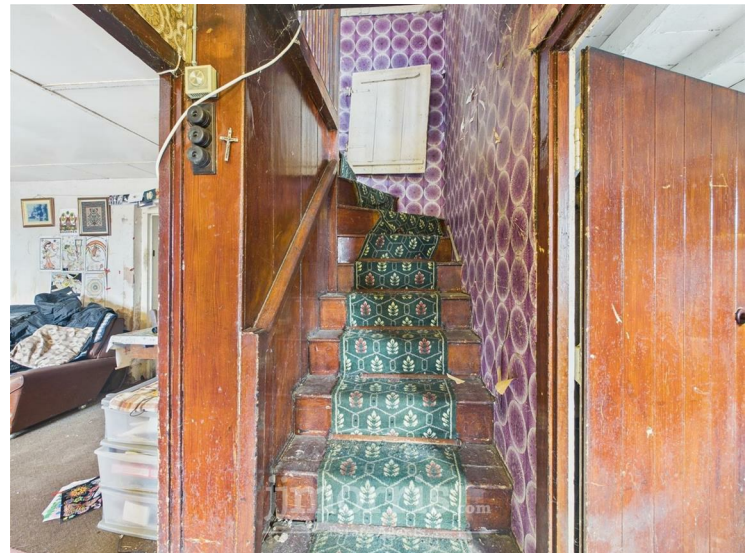
Returning to the Entrance Hallway

Sitting Room 13'4" x 10'10" (4.06m x 3.30m)



Accessible from the entrance hallway, window to the fore, marble effect fireplace, radiator, and open beamed ceiling.

First Floor



Bedroom 1 13'6" x 17'7" (4.11m x 5.36m)



Two windows to the fore, built in shelved airing cupboard which houses the hot water cylinder with louvre doors, access to eave storage and wooden panelling to the ceiling. Access to:

Bedroom 2 11'5" x 13'7" (3.48m x 4.14m)



Window to the fore, original fireplace, loft access, radiator and ceiling of wooden panelling.

Externally



Occupying a generous plot which extends to circa 0.26 acres or thereabouts, a level area is seen to the fore which provides ample off-road parking and access to the traditional outbuildings. A small lawned area is seen to the side which leads to the rear of the property which is currently overgrown. However, we would advise that the area once cleared would comprise a well-proportioned garden and it is clear that previously a small orchard was seen towards the top boundary.

Outbuildings



Flanking the residence is a traditional former cowshed with cow stalls in situ but now requires improvement. There is a lean-to structure to the rear and a small calf shed to the side and a small add on to the front. Ripe for conversion subject to gaining the necessary planning consents.

Services

We understand that the property has the benefit of a mains electricity supply, private and mains supply of water and private drainage system. Oil fired central heating system.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Property Classification: Band C (online enquiry only)

General Remarks

An excellent opportunity to acquire an improvable property offering an abundance of potential to create a pleasant family home. Please note, we are aware there is some Japanese Knotweed growing within 7 meters of the front boundary.

Auction Details

The property is to be sold via online auction on Wednesday the 28th of May 2025, between 12:00pm - 3:00pm. You must register via our website to view the legal pack and to bid.

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

<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.

How To 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.

Broadband Availability

According to the Ofcom website, this property has standard broadband available, with the highest speed up to 3 Mbps upload and 29 Mbps 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 Availability

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

EE Voice - None & Data - None

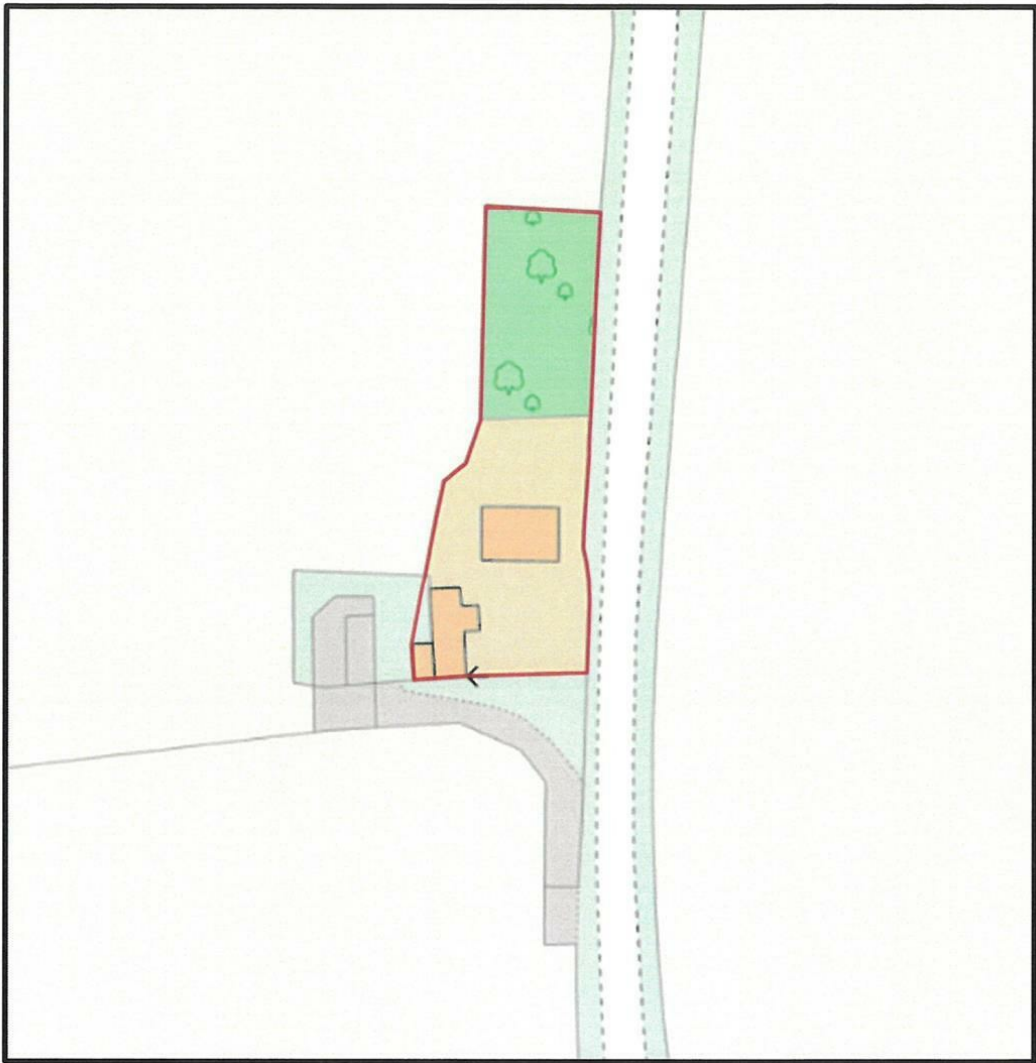
Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

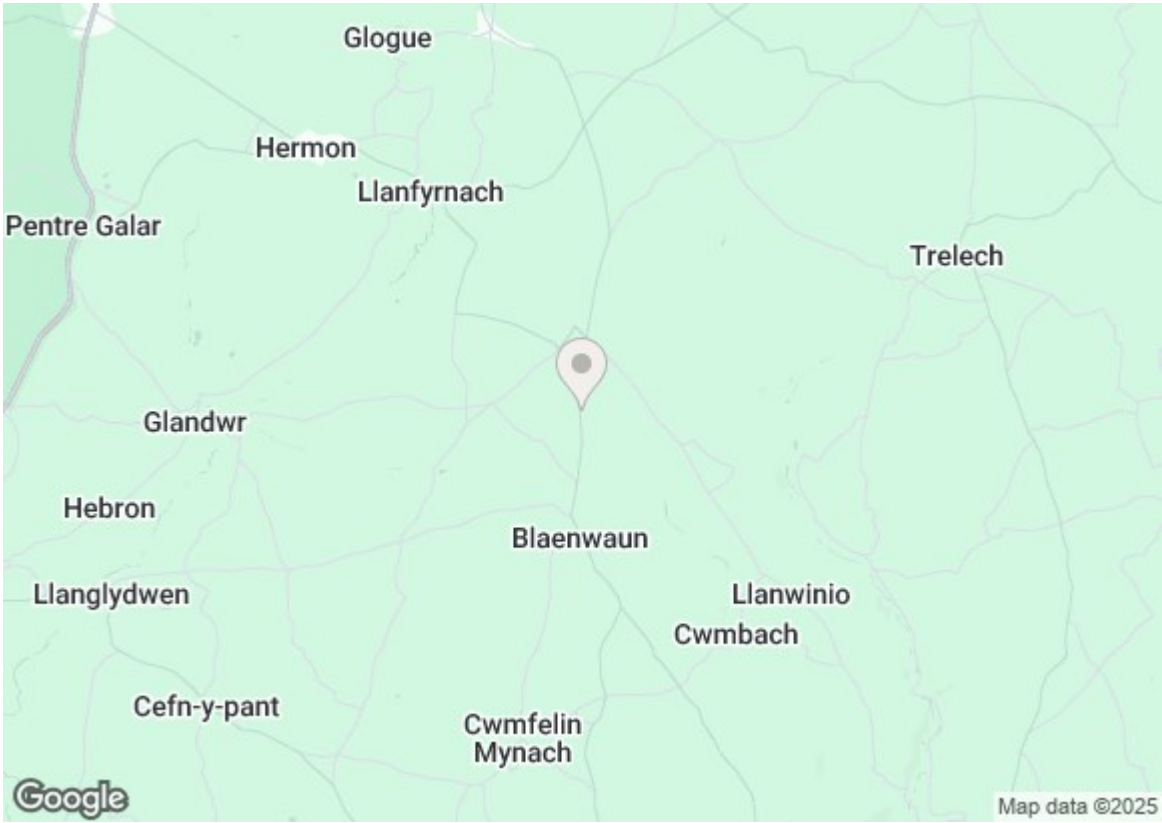
Vodafone. Voice - None & Data - None

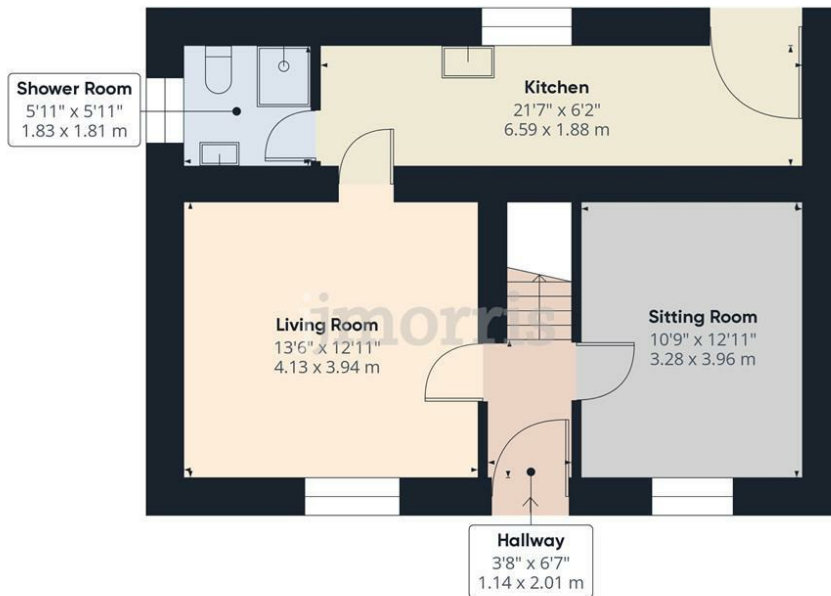
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Land Plan - For identification purposes only



Area Map



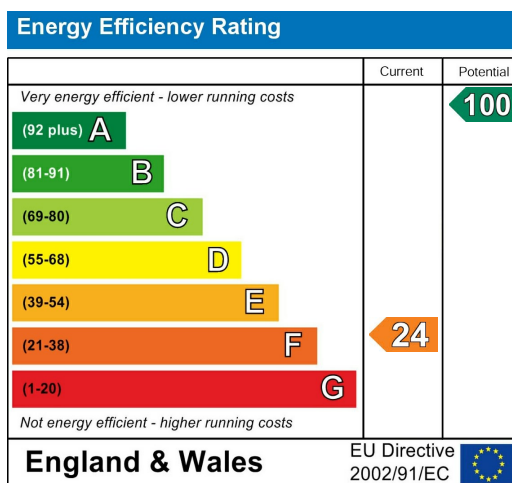


Ground Floor



Floor 1

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

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