



Glanyrafon, Gelli, SA66 7HR

For Sale by Online Auction on Wednesday the 29th of October 2025 between 11am and 2pm.

Auction Guide Price £135,000 - £140,000.

An attractive stone built traditional house with a large garden plot, roughly 0.35 acres of mature woodland and river frontage. The house boasts lots of character, 3 bedrooms, ample off road parking, idyllic views and a detached stone outbuilding/workshop. Internally the property offers charming accommodation with many original features, requiring some modernisation. This is a fantastic opportunity to acquire a very pretty property with lots of potential.

Situation

The property is situated in a lovely rural location, being part of a small L-shaped terrace within the small hamlet of Gelli, which rests in the heart of the Pembrokeshire countryside. Narberth town is only 15 minutes drive away (approximately) and provides a wide range of services and amenities for most every day needs. Larger towns such as Haverfordwest or Carmarthen are both within easy driving distance, being roughly 10 miles and 20 miles distant respectively.

Accommodation

Front door opens into:

Entrance Hall



Quarry tiled flooring, stairs rise to first floor, radiator, door to inner hallway, door to:

Living Room



Sash windows to front and side, fireplace, radiator.

Inner Hallway

Quarry tiled floor, understairs storage cupboard, external door to rear, door to:

Kitchen





Sash windows to rear enjoying lovely views, fitted wall and base storage units, worktops, single drainer sink, part tiled walls, original built in cupboards, Worcester oil fired boiler, plumbing and space for white goods, radiator.

First Floor Landing



Stained glass picture window, spindle balustrades, doors to:

Bedroom 1



Sash window to front, radiator.

Bedroom 2



Sash window to rear enjoying lovely views, feature fireplace, original built in cupboard and storage, radiator.

Bedroom 3



Sash window to front, radiator.

Bathroom



Comprising a bath, W.C, pedestal wash hand basin, radiator, part tiled walls, fitted airing cupboard, sash window to side.

Externally





with river frontage. At the rear there are lovely views over the river and countryside beyond. There is a detached stone outbuilding providing good storage and has excellent scope and potential for conversion, subject to planning.

Directions

From Narberth, take the B4313 signposted to Maenclochog and follow this road and junctions until after 5 miles you will see a left turning for Gelli and Penffordd. Follow this road to the village of Gelli, where you will find the property on the right hand side as identified by our JIMorris auction sale sign.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Band: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///rekindle.shows.always

Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 1mbps upload and 5mbps 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 mobile coverage

EE Voice & Data - 82%

Three Voice & Data - 73%

O2 Voice & Data - 64%

Vodafone Voice & Data - 78%

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



To the front of the house there is an enclosed garden mainly laid to lawn with pedestrian gate and railings. The garden extends to the side where there is a good size overall plot with gated off road parking. This continues into a mature woodland area leading down to the river itself

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Auction Details

The property is to be sold via online auction on Wednesday the 29th October 2025 between 11am 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 a buyers administration fee of £1,000 plus VAT (£1,200 Inc VAT), upon completion of the sale.

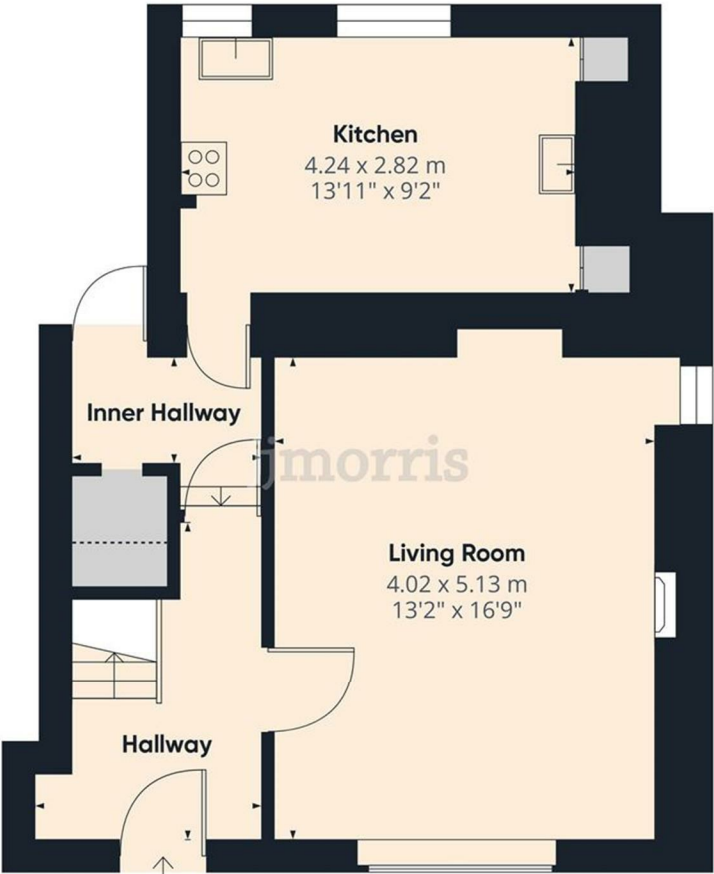
The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

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.

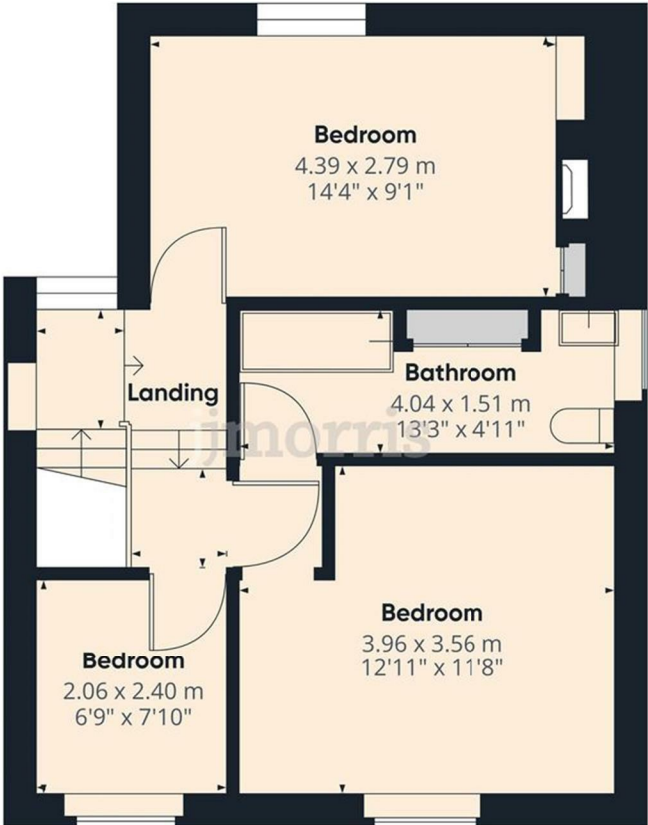
How To Bid

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.

Floor Plan



Floor 0

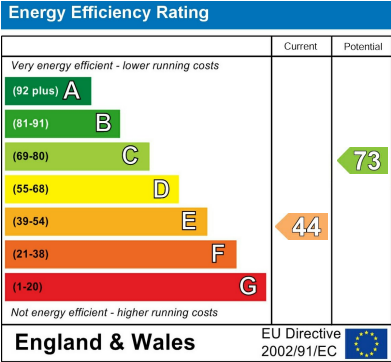


Floor 1

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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