

# EVANS BROS.

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## The Barn Dewi Road, Tregaron, SY25 6JN

**By Auction £100,000**

A character 3 bedroomed cottage in the heart of the popular village of Tregaron, popular with those having a passion for country pursuits. The property is in need of general refurbishment & benefits from valuable off road parking, electrical central heating, double glazing & several attractive character features such as exposed stone walls, multi-fuel stove & slate flooring. The property has a low-maintenance enclosed garden to the rear, providing a outdoor space to enjoy the open air. Situated within walking distance of town amenities, you'll have easy access to shops, restaurants, and other conveniences. Don't miss out on the opportunity to own this charming cottage in a popular town, contact us to book a viewing today.

**\*\*TO BE OFFERED FOR SALE BY ONLINE AUCTION CLOSING AT 7:15 PM ON THURSDAY 15TH AUGUST, 2024\*\* (unless sold prior or withdrawn)**

**\*\*GUIDE PRICE : £100,000 - £120,000 \*\***



## Location

Located on Dewi Road just off the town centre of Tregaron, being a popular town, the property is walking distance from a good range of everyday amenities including shops, cafes, pubs, restaurants, doctor's surgery, chemist, schools etc. The property sits in an area popular with those having rural pursuits at heart, in the foothills of the Cambrian Mountains and on the edge of the Cors Caron National Nature Reserve. The property is some 8 miles from Lampeter and some 16 miles from Aberystwyth.

## Description



A cosy character 3 bedroomed semi-detached village cottage in need of some refurbishment but with charm throughout with exposed stone walls, multi fuel stove & slate flooring. The property would in our opinion make an ideal holiday let or indeed a home for those wishing to be walking distance of town amenities.

## Front Entrance Door to -

### Living Room / Dining Room

15'9" x 15'5" (4.80m' x 4.70m)



A cosy room with character exposed stone walls, slated floor & multi fuel stove, under stairs storage, double doors to grounds to rear, staircase to first floor & double doors to ground at rear.

## Kitchen

16'3" x 9'3" (4.95m x 2.82m)



Having slate flooring with base & wall units, Belfast sink, electric oven & hob with extractor hood over, plumbing for automatic washing machine & double doors to grounds at rear

## Inner Hallway





## Bathroom

7'5" x 6'2" (2.26m x 1.88m)



A fully tiled bathroom suite with slate flooring, bath with shower over, WC, wash hand basin & heated towel rail.

## Bedroom 1

16'1" x 10'5" (4.90m x 3.18m)



with stripped timber flooring & storage cupboard housing the consumer unit.

## FIRST FLOOR

### Landing



## Bedroom 2

9'1" x 7' (2.77m x 2.13m)



A perfect size for an office study or indeed a single bedroom, stripped timber flooring & view over rear garden.



## Bedroom 3

12'10" x 9'1" (3.91m x 2.77m)



Stripped timber flooring & a good range of storage cupboards, airing cupboard & access to loft.

## Externally



The property benefits from parking for one to the front & low maintenance grounds to the rear enclosed in panelled fencing.

## Parking Area



A parking area to the front of the property which could also be utilised as a patio area.

## Please Note

We are informed by the current Owner that the property enjoys a right of way access only for maintenance via the side access lane.

## Services

We are informed that the property is connected to mains water, electricity & drainage & benefits from double glazing & electrical central heating (not tested)

## Council Tax Band 'C'

We understand the property is in council tax band 'C' with the amount payable per annum being £1870.

## Directions

What3Words: inclined.selection.facelift

From the main Square in Tregaron by the Talbot Hotel take the Llanddewi Brefi road. The property can be found thereafter on your left hand side as identified by the agents 'For Sale' board.

## 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/>

The purchase is also subject to a buyers premium of £750 plus VAT payable to the auctioneers.

## Guide Prices

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.

## Registering for the Auction

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website [www.evansbros.co.uk](http://www.evansbros.co.uk), click into the property auction tab & then select the property on the auction list, a box will then appear which will prompt you to register, click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the 14th of August 2024 and end from 7:15pm on the 15 of August 2024 (subject to any bid extensions).



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	49	65

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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