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Gwynfil Cottage Llangeitho, Tregaron, Ceredigion, SY25 6SU
By Auction £100,000

*** GUIDE PRICE: £80,000 - £100,000 ***

*** To be offered for sale by Online Auction on the 17th April 2025 ***
(unless sold previously or withdrawn)

An opportunity of acquiring an improvable Grade II Listed cottage offering 2/3 bedroomed accommodation having been partly refurbished and re-roofed although in need of completion of works with the benefit of rear kitchen extension and solid fuel fired central heating.

Attractive village location in the popular Aeron valley village of Llangeitho, close to Tregaron, Lampeter and Aberaeron.

DESCRIPTION



A traditional Grade II Listed cottage deserving of sympathetic completion of renovation and refurbishment works which have commenced with the benefit of solid fuel central heating and water heating system (not tested). The property provides the following accommodation -

LIVING ROOM

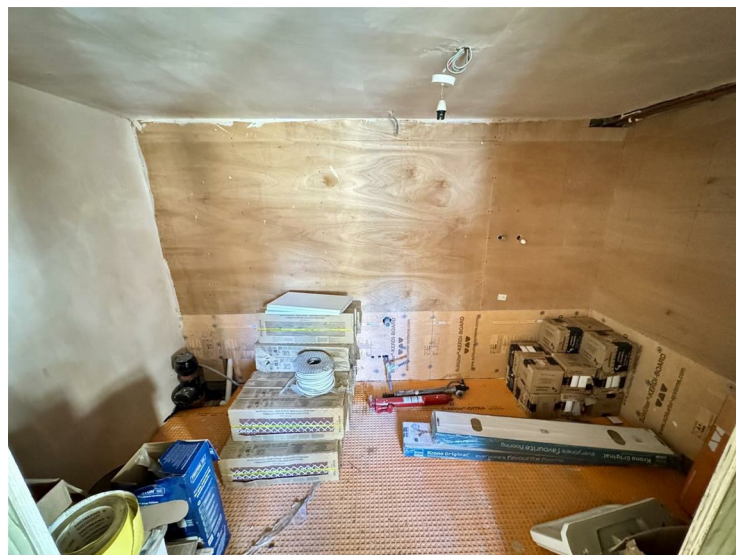
14' x 12'8" (4.27m x 3.86m)



With fireplace housing multi fuel burning stove with back boiler for domestic hot water and central heating supplies

SECOND RECEPTION AREA

10'6" x 7'5" (3.20m x 2.26m)



Intended to be a bedroom

PROPOSED SHOWER ROOM

10'8" x 6' (3.25m x 1.83m)



This has been prepared to provide a ground floor shower room but was not completed. This could be reinstated to provide one larger room if required

REAR KITCHEN

17'10" x 7' (5.44m x 2.13m)



With tiled floor, fitted kitchen units, side patio doors

Side Patio Door



FIRST FLOOR

BEDROOM 1

17' x 11'10" (5.18m x 3.61m)



Front window. rear sky light, radiator

BATHROOM

8' x 5' (2.44m x 1.52m)



With base fitted for shower (not completed), toilet and wash hand basin, radiator

BEDROOM 2

15'5" x 9'8" (4.70m x 2.95m)



Front window and rear sky light, hot water tank, radiator

EXTERNALLY



Side parking area, garden shed and concreted driveway for off road parking.

SERVICES

We are informed the property benefits from connection to mains water, mains electricity and mains drainage.

COUNCIL TAX BAND - C

Amount Payable £1870 <http://www.mycounciltax.org.uk>

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/>

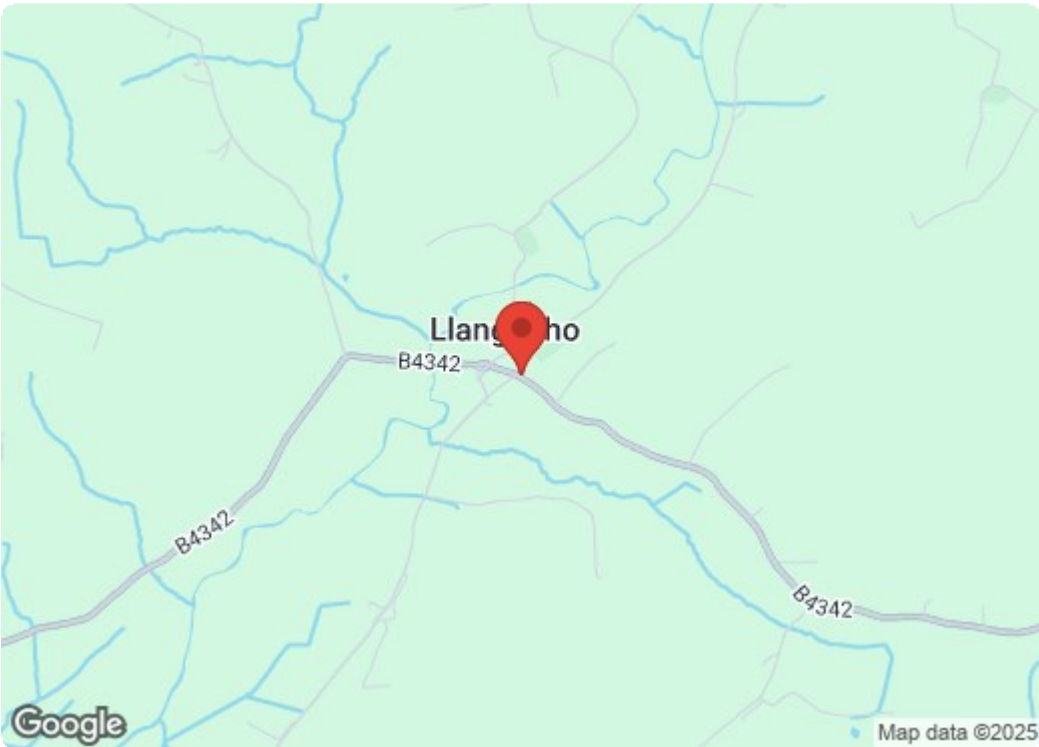
The purchase is also subject to a buyers premium of £1500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

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 search for "Llangeitho" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the 16th April 2025 and closing at 7.30 pm on 17th April 2025 (subject to any bid extensions).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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