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Pendyffryn, Castlebythe, Puncteston – SA62 5DN

FOR SALE BY AUCTION – £195,000 Freehold

- A delightfully situated 3 Acre Residential Smallholding.
- Substantial Detached 2 storey Farmhouse Residence in need of renovation and modernisation work
- Spacious 3 Reception, Kitchen, 4 Bedrooms and Bathroom accommodation.
- Outbuildings include a Corrugated Iron Store Shed, a Concrete Section Shed and a Railway Truck.
- Large grassed area surrounding the Farmhouse extending to Half an Acre or thereabouts.
- Adjoining 2.10 Acre Pasture Enclosure from where delightful Rural views can be enjoyed.
- Ideally suited for a Builder, Developer, DIY Enthusiast or the like.
- Realistic Auction Price Guide. Early inspection strongly advised.
- Public Auction 16/10/2026 at The Memorial Hall, Newport, Pembrokeshire at 7pm. Auction Price Guide £195,000 – £225,000
- **All prospective bidders must register with the Auctioneers prior to the auction**

SITUATION

Pendyffryn is a 3 Acre Residential Smallholding which stands in the hamlet of Castlebythe in the centre of Pembrokeshire. Castlebythe has the benefit of a few Dwellings, a couple of Farms and a Church and is situated a mile or so equidistant from the village of Puncteston and the hamlet of Tufton. Puncteston, being close by has the benefit of a Primary School, Church, Chapel and a former Public House. Tufton being close by, is bisected by the B4329 Cardigan to Haverfordwest Road and has the benefit of a Chapel, a former Public House and a cluster of Dwellings. Other villages being close by include Spittal and Maenclochog. Castlebythe is situated in the heart of Pembrokeshire and is within close proximity of Castlebythe Mountain and within a short drive of The Preseli Hills. Pendyffryn is accessed off the Castlebythe to Woodstock Council Maintained District Road and is within 1 ¼ miles or so of the B4329 Cardigan to Haverfordwest Road.

MARKET TOWNS

The County and Market Town of Haverfordwest is within 10 miles or so and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Comprehensive and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Leisure Centre, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, The County Council Offices and a Hospital at Withybush. The other well known Market Town of Fishguard is some 9 miles or so north and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities. Fishguard is renowned as being a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

ROAD AND RAIL LINKS

There are good road links from Haverfordwest along the Main A40 to Carmarthen and the A48 and M4 to Cardiff and London. There are also good rail links from Fishguard, Clarbeston Road and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

PEMBROKESHIRE COASTLINE

The North Pembrokeshire Coastline at The Parrog, Newport is within 12 miles or so and also within easy reach are the other well known sandy beaches and coves at Newport Sands, Cwm-yr-Eglwys, Pwllgwaelod, Aberbach, The Parrog, Abermawr, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Whitesands Bay, Caerfai, Solva and Newgale. Castlebythe Mountain is within easy reach and provides excellent walking, rambling, pony trekking and hacking facilities.

DIRECTIONS FROM FISHGUARD

From Fishguard, take the Main A40 road south towards Haverfordwest and in the village of Letterston, take the turning on the left at the crossroads, signposted to Puncteston and Little Newcastle. Continue on this road for 2 miles or so passing through the village of Little Newcastle and a mile and a half or so further on and in the village of Puncteston, take the turning on the right. Continue on this road for a mile or so and upon reaching Castlebythe, take the first turning on the right. Continue on this road for a few hundred yards and Pendyffryn is situated on the left hand side of the road. A "For Sale" Board is erected at the roadside.

DIRECTIONS FROM HAVERFORDWEST

Alternatively from Haverfordwest, take the B4329 Cardigan Road north east for some 10 miles passing through the village of Woodstock and three quarters of a mile or so further on, take the first turning on the left hand side of the road towards Letterston. Continue on this road for third of a mile or so and take the first turning on the right. Proceed on this road for approximately a mile passing a farm on your right and Pendyffryn is the next Property, standing inset on the right hand side. A "For Sale" Board is erected at the roadside entrance.

WHAT3WORDS

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DESCRIPTION

Pendyffryn comprises a Detached 2 storey Residence of predominantly solid stone and brick construction with rendered elevations under a pitched slate roof. Accommodation is as follows:-

Front Porch

With door to:-

Hall

19' 6" x 6' 0" (5.94m x 1.83m)

(maximum). With a mosaic tiled floor, staircase to First Floor, electricity meter and fuse box, ceiling light, staircase to First Floor, opening to Rear Hall and doors to Living Room, Dining Room and:-

Sitting Room

11' 8" x 11' 5" (3.56m x 3.48m)

With a Cast Iron and Tile open fireplace with a Slate surround, aluminium double glazed window, picture rail and ceiling light.

Dining Room

12' 5" x 11' 3" (3.79m x 3.43m)

With a mosaic tiled floor, aluminium double glazed window, built in cupboard with display cupboard above, Cast Iron and Tile open fireplace with Oak surround and a ceiling light.

Living Room

10' 9" x 10' 2" (3.28m x 3.10m)

With quarry tiled floor, uPVC double glazed window, Solid Fuel Rayburn Range (heating domestic hot water and cooking), picture rail and ceiling light.

Rear Hall

6' 0" x 4' 0" (1.83m x 1.22m)

With mosaic tiled floor, door to Rear Porch, understairs cupboard and door to:-

Kitchen/Scullery

11' 1" x 7' 8" (3.38m x 2.34m)

With uPVC double glazed window, double drainer stainless steel sink unit and a ceiling light.

Rear Porch

6' 9" x 5' 4" (2.06m x 1.63m)

With uPVC double glazed door to Rear Hall and an Aluminium double glazed door to garden.

A staircase from the hall gives access to a:-

Three Quarter Landing

5' 10" x 3' 3" (1.78m x 0.99m)

With a stained glass sash window to rear and a short flight of stairs to:-

First Floor**Landing**

10' 0" x 8' 4" (3.05m x 2.54m)

("L" shaped maximum). With ceiling light and access to Loft.

Bedroom 1

12' 1" x 9' 8" (3.68m x 2.95m)

With Pine floorboards, aluminium double glazed window (affording delightful Rural views), Cast Iron feature fireplace, picture rail and a ceiling light.

Bedroom 2

12' 1" x 9' 9" (3.68m x 2.97m)

With Pine floorboards, Cast Iron feature fireplace, aluminium double glazed window (affording delightful Rural views), picture rail and ceiling light.

Bedroom 3

11' 1" x 11' 6" (3.38m x 3.51m)

With Pine floorboards, uPVC double glazed window, picture rail and ceiling light.

Bedroom 4

8' 9" x 8' 2" (2.67m x 2.49m)

With Pine floorboards, aluminium double glazed window (affording delightful Rural views), picture rail and ceiling light.

Bathroom

10' 7" x 6' 4" (3.23m x 1.93m)

With uPVC double glazed window, white suite of panelled Bath, Wash Hand Basin and WC, part tiled surround, ceiling light and an Airing Cupboard with shelves and a copper hot water cylinder.

Externally

The Property is accessed off the Council Road at point "A" on the Plan and over a hardsurfaced lane which leads up to the Property. Directly to the fore and rear of the Property is a large grassed area which extends to Two Thirds of an Acre or thereabouts on which stands a Railway Carriage, a Store Shed 20'0" x 12'0" approx of timber and corrugated iron construction and a former Pigsty/Store Shed 8'0" x 7'0" approx of concrete section construction. Adjoining the grassed area is a 2.10 Acre Pasture Enclosure. The boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water and Electricity are connected.
Cesspit/Effluent Tank Drainage.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

Access Rights of Ways exist in favor of Pendyffryn between point "A" (the Council Road) on the Plan and as far as point "B" (the gate opening leading to the Property) on the same Plan.

ANTI MONEY LAUNDERING & ABILITY TO PURCHASE

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

AUCTION

The Property will be offered "For Sale" by Public Auction (unless previously Sold) on Friday 16th October 2026 at The Memorial Hall, Newport, Pembrokeshire at 7pm.

In accordance with Anti-Money Laundering (AML) requirements, **all prospective bidders must register with the Auctioneers prior to the auction** and complete the required identification and verification checks. Once registration and the necessary checks have been satisfactorily completed, a **Bidder Number** will be issued. **No person will be permitted to bid at the auction without a valid Bidder Number.** Prospective purchasers are therefore strongly advised to complete their registration in good time before the auction.

VENDOR'S SOLICITORS

Mrs Naomi Bowie/Mr Martin Everett of Darwin Bowie Solicitors, 24 High Street, Narberth, Pembrokeshire, SA67 7AR. Telephone 01834 860436. Email:-
nmb@darwinbowie.co.uk

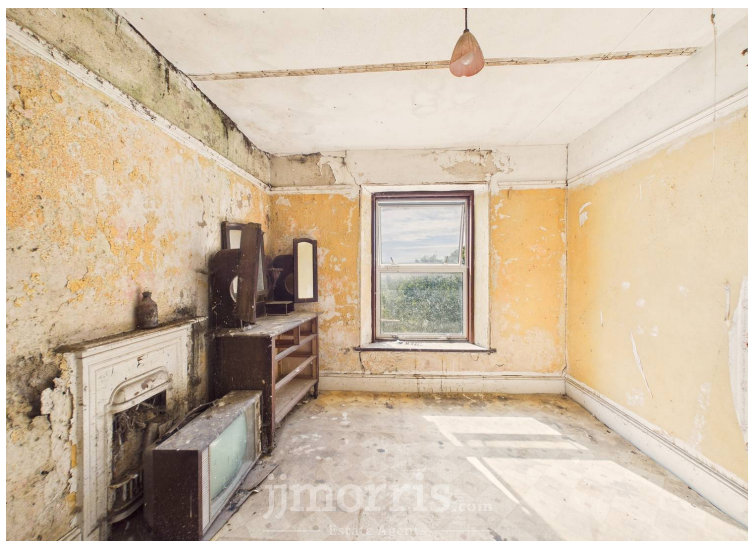
ADMINISTRATION CHARGE

The purchaser of the Property will be liable to pay J.J. Morris an Administration Charge/Buyers Premium of £1250.00 (One Thousand, Two Hundred and Fifty Pounds) plus VAT i.e. £1,500.00 (One Thousand, Five Hundred Pounds) in total. This payment is to be made on the day of the Auction

REMARKS

Pendyffryn is a delightfully situated 3 Acre Residential Smallholding which benefits a west facing location with views extending to Carnllidi, Penberry and St Davids and also delightful Rural views towards Castlebythe Mountain at the rear. The Property is now in need of modernisation, updating and renovation work although it benefits from uPVC and Aluminium Double Glazing. Residential Smallholdings of this nature are few and far between and early inspection is strongly advised. It is offered "For Sale" with a realistic Auction Price Guide.







HM Land Registry
Official copy of
title plan

Title number **CYM833553**

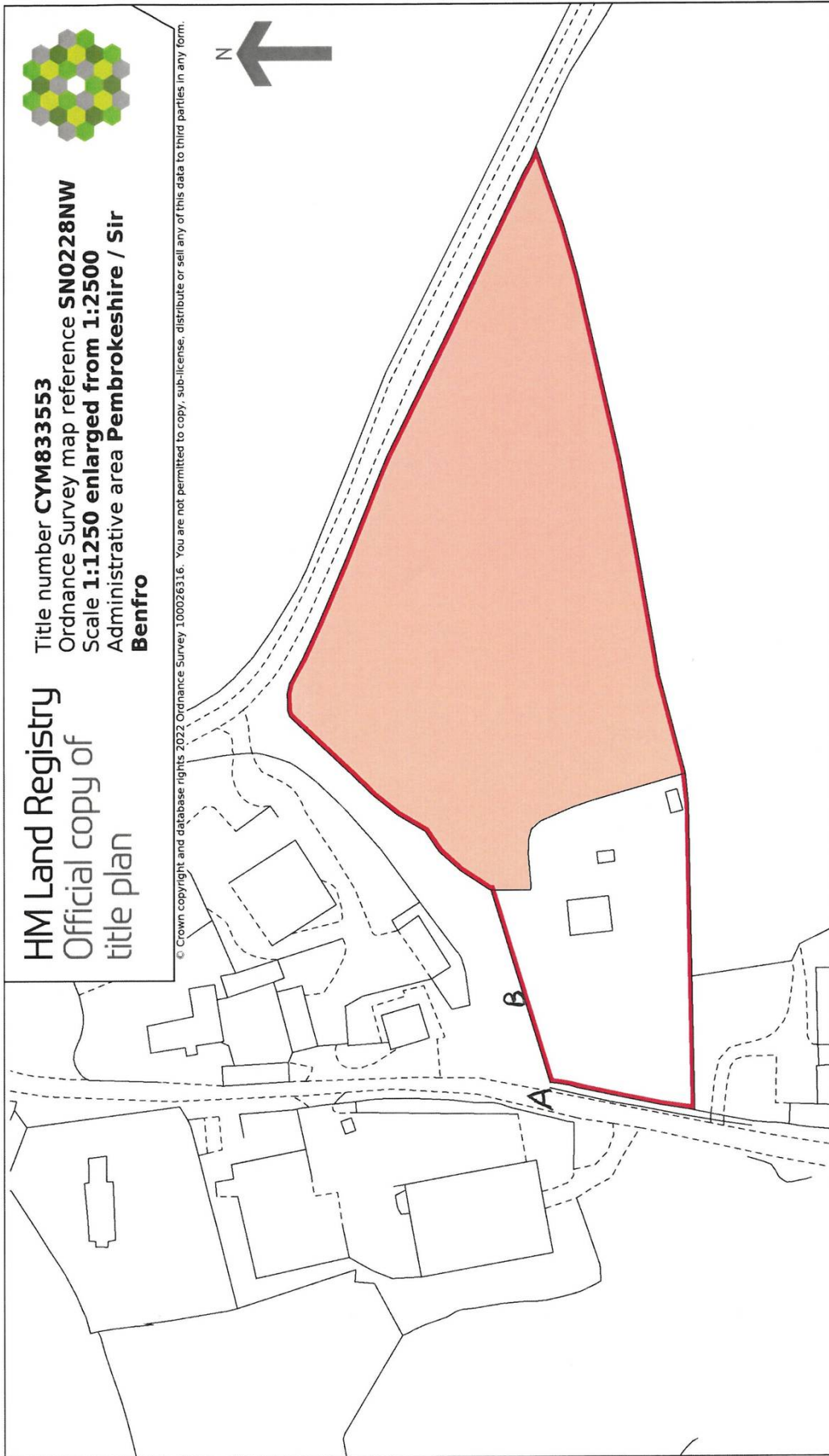
Ordnance Survey map reference **SN0228NW**

Scale **1:1250 enlarged from 1:2500**

Administrative area **Pembrokeshire / Sir**

Benfro

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Cardigan



01239 612343

Fishguard



01348 873836

Haverfordwest

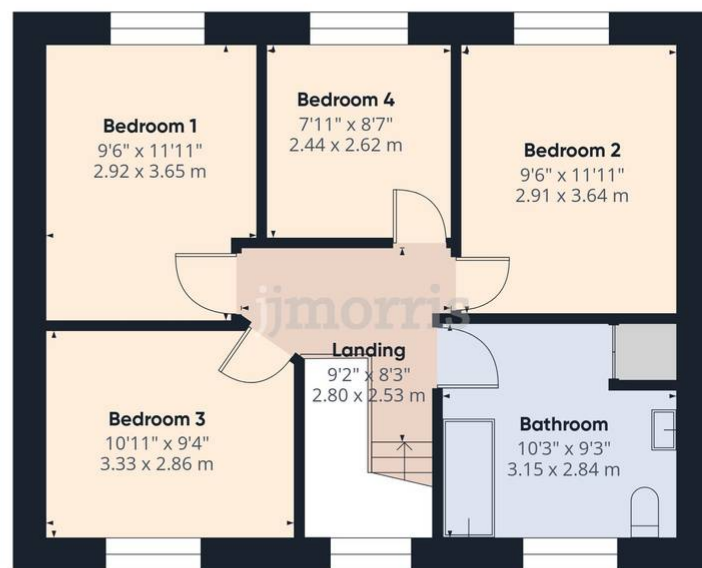
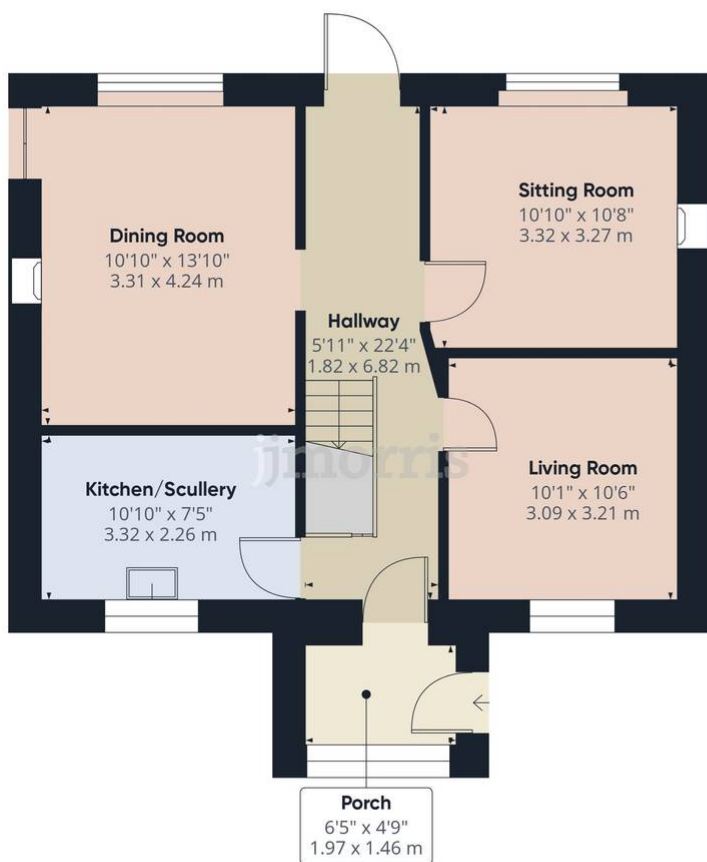


01437 760440

Narberth



01834 860260



Floor 1



Floor 0

Cardigan



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Fishguard



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Haverfordwest



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Narberth



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