



Gwalior, Blaencelyn, Llandysul, SA44 6DG

Auction Guide £250,000





- AUCTION PROPERTY: GUIDE PRICE* £250,000+ fees.
 - AUCTION: Buyer's Premium Applies. Upon the fall of the hammer, the buyer shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged
 - Set within approximately 6.25 acres
 - Pasture land, mature grounds and useful outbuildings
 - Attached garage with WC
- Bidding opens on 23/09/2026 12:00 and ends on 23/09/2026 14:00.
 - Detached three-bedroom country house
 - In need of renovation and updating
 - Kitchen with traditional Aga-style range
 - EPC Rating : TBC

About The Property

*****AUCTION PROPERTY: GUIDE PRICE* £250,000+ fees.*****

For sale by unconditional online auction, registration is now open. Bidding opens on 23/09/2026 12:00 and ends on 23/09/2026 14:00.

Looking for a rural smallholding with land, outbuildings and plenty of potential close to the Cardigan Bay coastline? Set within approximately 6.25 acres near Blaencelyn and Llangrannog, this three-bedroom detached house requires renovation and updating but offers an increasingly hard-to-find combination of accommodation, land, useful buildings and scope to create a very individual West Wales home

This detached three-bedroom house sits within approximately 6.25 acres of grounds and land. Coming to the market by auction, the property is in need of renovation and updating and presents an interesting opportunity for buyers looking for a home with land where they can carry out improvements to suit their own requirements.

The house itself offers surprisingly generous accommodation, extending to approximately 130 sq m according to the floor plan, with two separate reception rooms, a kitchen, sunroom, three bedrooms and both a bathroom and shower room. There is also an attached garage with WC, while the wider holding includes a collection of useful outbuildings and a good-sized area of pasture.

The main entrance opens into the hallway, where stairs rise to the first floor and doors lead into the ground-floor living accommodation.

To one side is the lounge, a separate reception room with a window looking out over the surrounding grounds. Across the hallway is the living room, which has a fireplace housing a solid-fuel stove and provides a second good-sized reception space.

The kitchen is positioned beyond the living room and is a generous room with plenty of space for a future buyer to redesign and refit. One of its most appealing existing features is the traditional Aga-style range set into the chimney breast, adding character and providing a natural focal point to the room.



Continued
A door from the kitchen leads into the sunroom, which runs across the rear of this part of the house. Although this room also requires work, it provides useful additional space and could form a pleasant connection between the house and its surroundings once refurbished.

Completing the ground floor is the attached garage, which incorporates a WC and provides useful storage, workshop or parking space.

Upstairs, the layout is slightly unusual and adds to the character of the house, with the staircase dividing to serve the first-floor accommodation.

There are three bedrooms in total. Two are particularly generous double rooms, with the third also providing comfortable bedroom accommodation. The first floor benefits from both a bathroom and a separate shower room, a useful arrangement for a three-bedroom home.

The property now requires a programme of improvement, and there are areas where signs of damp and general deterioration are visible. This has been

reflected in its presentation and auction sale, giving a purchaser the chance to take on a substantial rural property and shape the house around their own plans and style.

Outside, Land & Outbuildings:

The outside space is a particularly important part of what is on offer here. The property stands within approximately 6.25 acres, providing considerably more than simply a garden and giving the holding genuine smallholding appeal.

Closer to the house are established grounds with mature trees, hedging and areas which have become overgrown and would benefit from being brought back under management. For someone who enjoys creating a garden rather than inheriting a finished one, there is plenty of scope to clear, landscape and establish different areas for growing, seating or wildlife.

Beyond the immediate grounds is a substantial area of pasture, bordered in places by mature hedgerows and trees. The land opens out into an attractive field and could suit a variety of smallholding, grazing or amenity uses, depending upon individual requirements.

A particularly useful feature is the collection of outbuildings. These include substantial corrugated agricultural-style buildings together with further block-built storage/workshop structures. Their existing condition and suitability for any particular use would need to be assessed by a purchaser, but they add another dimension to the holding and provide valuable space for machinery, storage, hobbies or smallholding equipment.

There is also a generous yard area around the buildings, allowing space for vehicles and access between the various parts of the holding.

Taken as a whole, this is not a polished or finished property, and that is really where its appeal lies. The house, grounds and buildings all require attention, but the fundamentals are here: a detached three-bedroom home, approximately 6.25 acres, useful outbuildings and a rural setting within reach of one of Ceredigion's best-known coastal villages.

For buyers prepared to take on a project, there is considerable scope to create a characterful country home with land, whether the eventual aim is a family smallholding, space for animals, gardening and growing, workshops and hobbies, or simply the chance to enjoy more space in the West Wales countryside.

The Area :

Blaencelyn is a small rural community close to Llangrannog, placing the property within easy reach of the Cardigan Bay coastline while retaining a distinctly countryside setting. Llangrannog is one of Ceredigion's best-known seaside villages, centred around its sandy beach and distinctive Carreg Bica rock formation, with a village shop, pubs and cafés as well as access to the Ceredigion Coast Path.

The wider area is particularly well suited to those who enjoy the outdoors, with coastal and countryside walking, beaches and numerous small villages dotted throughout this part of West Wales. The market town of Llandysul provides a wider selection of everyday facilities inland, while New Quay and Cardigan offer further shopping, schooling, leisure and services within the wider area.

This location therefore offers an appealing balance: countryside and land at home, with the beaches and coastal communities of Cardigan Bay within easy travelling distance.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

AUCTION INFORMATION AND FEES

VIEWING SLOTS:

28th August - 12pm to 1pm
2nd Sept - 3pm TO 4pm
11th Sept - 10.30am to 11.30am
14th Sept 3.30pm to 4.30pm

Link to Town + Country -

<https://southwales.townandcountrypropertyauctions.co.uk/lot/details/2239-423c-86e2-0551d3a63a07>

UNCONDITIONAL LOT:

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (6% INC vat - subject to a minimum of £5,000+VAT (£6,000 INC vat)) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

PRE- AUCTION OFFERS:

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact www.townandcountrypropertyauctions.co.uk

SPECIAL CONDITIONS:

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

AUCTION - MORTGAGE BUYERS

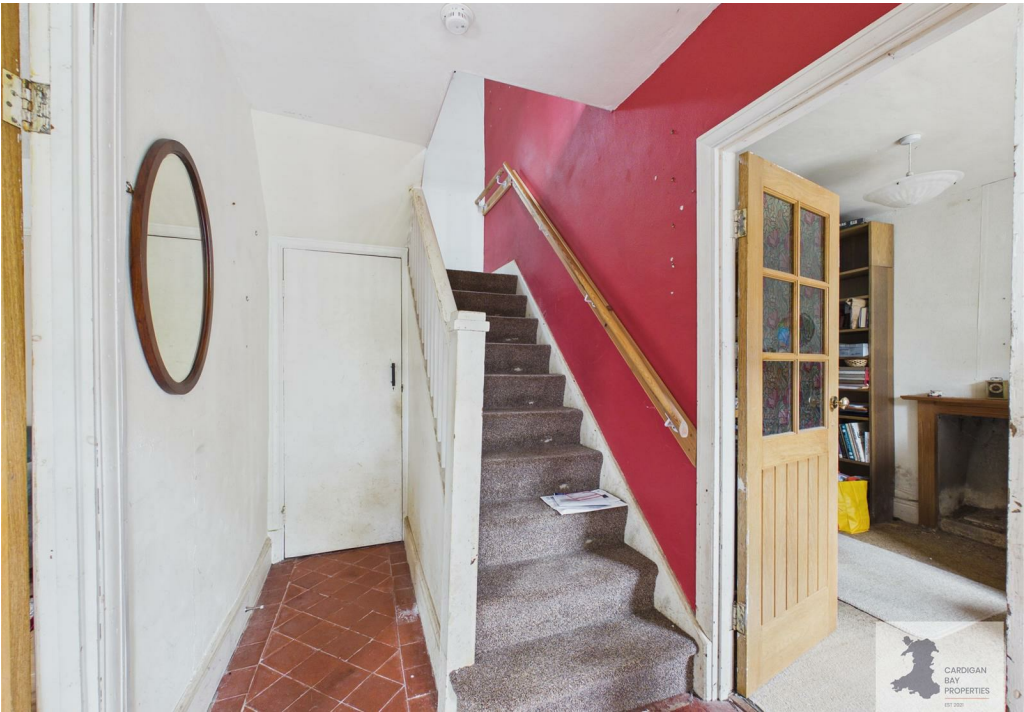
This property is also available for mortgage buyers, offering a great opportunity for those looking to finance their purchase. Whether you're a first-time buyer of an experienced investor, we can provide guidance and support throughout the process. For more information or to explore your financing options please do not hesitate to contact us - we are here to help.

Hallway
5'7" x 11'5"

Lounge
9'1" x 14'0"

Living Room
11'5" x 13'8"

Kitchen
10'8" x 14'0"





Sun Room
14'0" x 7'6"

Landing
5'8" x 4'8"

Bedroom 1
9'9" x 16'2"

Shower Room
7'4" x 6'1"

Bedroom 2
11'8" x 13'1"

Landing
13'8" x 2'8" l shape

Bedroom 3
11'11" x 9'6"

Bathroom
8'0" x 6'1"

Garage with W/C
8'9" x 14'1"

Workshop

Barn

Stables

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY
BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater for hot water &
wood-fuel-burning stove in living room

BROADBAND: Connected - TYPE - Superfast *** up to 1800 Mbps

Download, up to 220 Mbps upload *** FTTP, - PLEASE CHECK
COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/>
(Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home,
please check network providers for availability, or please check
OfCom here - <https://checker.ofcom.org.uk/> (Link to <https:// checker . ofcom . org . uk>)

BUILDING SAFETY - The seller has advised that there are no issues that
they are aware of.

RESTRICTIONS/COVENANTS: The seller has advised that there are none
that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that
they are aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no
applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no
special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none
that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Please read the above information
carefully. Please watch the full walk through video tour on our
YouTube channel before arranging a viewing -
<https://www.youtube.com/@cardiganbayproperties> Property in
need of restoration and modernisation, Signs of damp and plaster
damage inside. Aga is oil fired, heating is electric storage heaters.
Gillfach Caravan Park is up the road from the property. PLEASE NOTE:
This property is for sale by traditional auction, auction rules apply,
please read our full details carefully to see terms of auction. Should
you offer on this property prior to auction and your offer is accepted,
auction rules will still apply. The property is being left sold as seen
apart from these few bits - Lawnmower, Trailer and chain harrow

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy
property or land in Wales, this is on top of the purchase price. This will
vary on each property and the cost of this can be checked using the
Land Transaction Tax Calculator on the Gov.Wales website
<https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one
residential property, you could be liable to pay a higher rate of Land
Transaction Tax (sometimes called Second-Home Land Transaction
Tax). This will vary on each property and the cost of this can be
checked using the Land Transaction Tax Calculator on the Gov.Wales
website <https://www.gov.wales/land-transaction-tax-calculator> -
we will also ensure you are aware of this when you make your offer
on a property. Also, properties in our areas are subject to higher rates
of Council Tax for additional/second homes. Please ensure you check
with the local authority provider as to what this will be prior to making
an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF
FUNDS: As part of our legal obligations to HMRC for Money Laundering
Regulations, the successful purchaser(s) will be required to complete
ID checks to prove their identity. Documents required for this will be a
valid photo ID (e.g. Passport or Photo Driving Licence) and proof of
address (e.g. a recent Utility Bill/Bank Statement from the last 3
months). Proof of funds will also be required, including any bank or
savings statements from the last 3 months & a mortgage agreement
in principle document, if a mortgage is required. Please ensure you
have these in place at the point you make an offer on a property so



as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

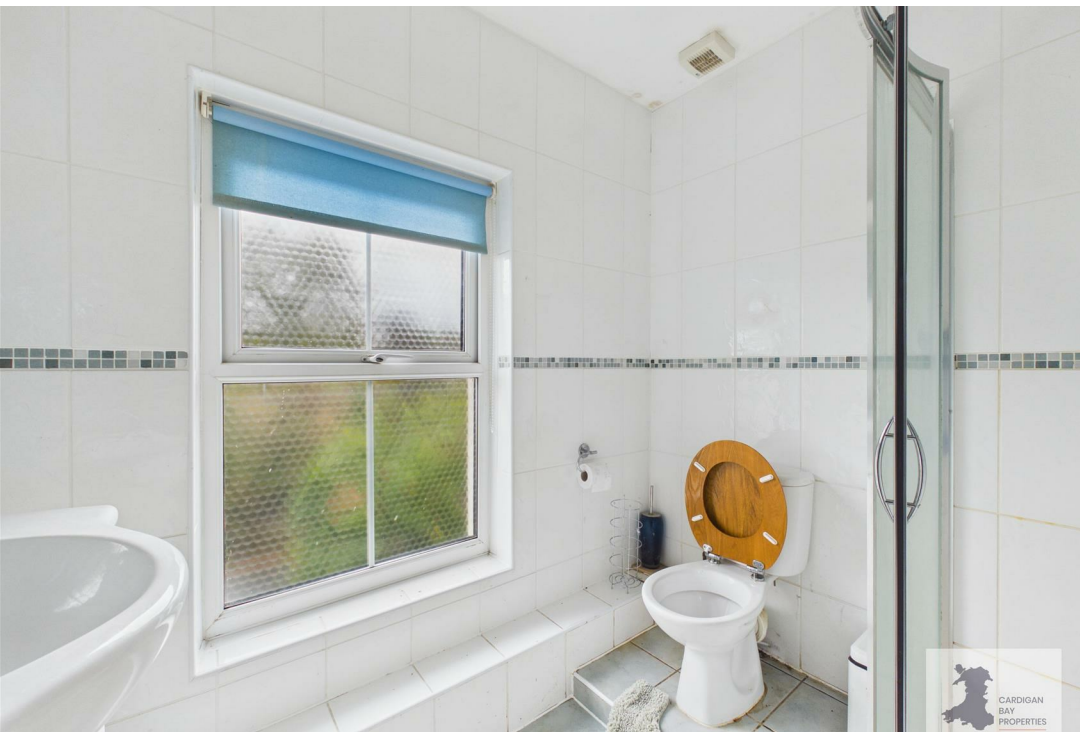
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/TR/08/26/OK









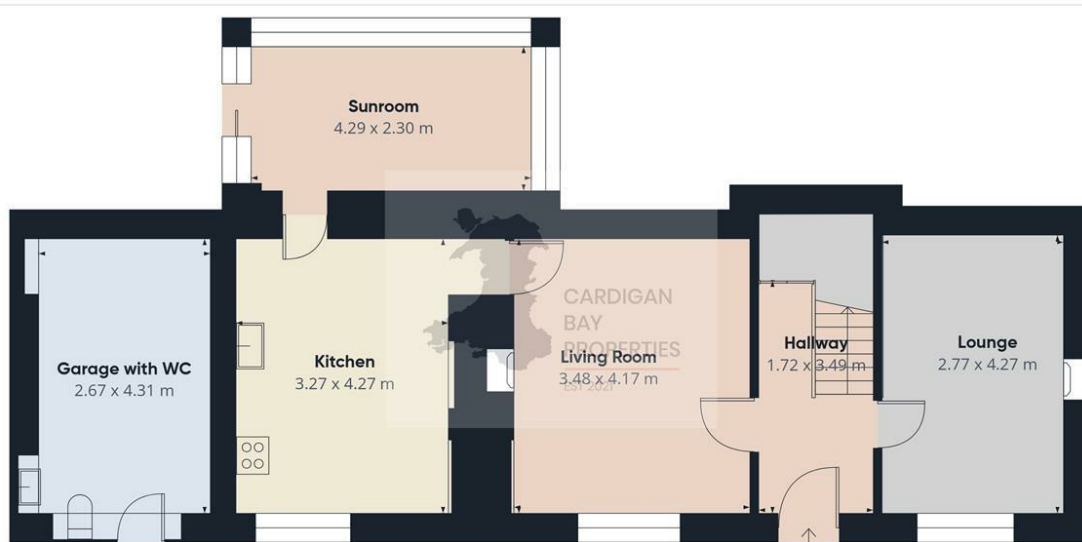




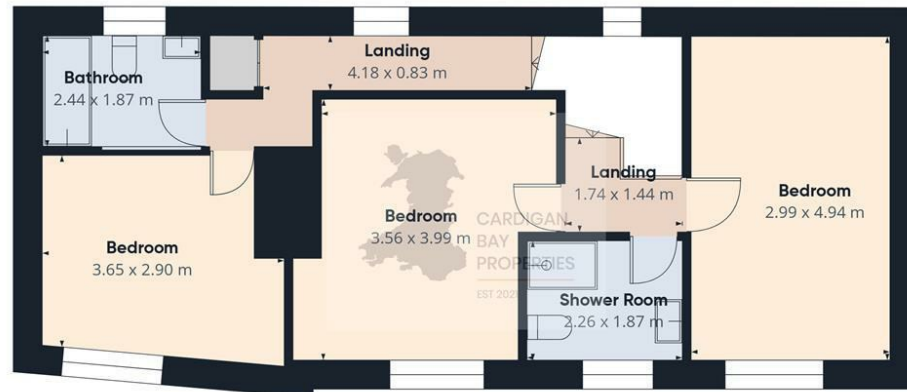
DIRECTIONS:

From Cardigan head northwards along the A487 for about 12 miles, until you reach the village of Brynhooffnant. Here, turn left onto the B4334 heading for Llangrannog. As you drop down the hill you will come to a crossroads next to two houses; turn right here for Pontgarreg. Follow this road and turn left, signposted for Llangrannog & The Urdd Centre. Continue to the end of this road, then turn right at the T-junction, take the next left (forked) and continue on this road, passing the house on your left, with the sign for "Gilfach Caravan Site". Continue down this road, and it is the first house on your left. What3words - [///uniforms.shatters.caves](https://www.what3words.com/uniforms.shatters.caves)





Floor 0



Floor 1

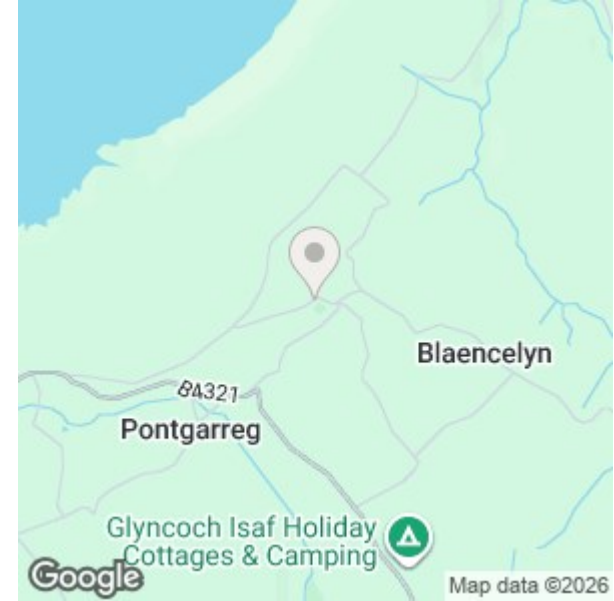


Approximate total area⁽¹⁾
130.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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