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Cwmllan, Pontfaen, Fishguard – SA65 9SB

Online Auction Price Guide £150,000 – £180,000 Freehold

- Price Guide £150,000 – £180,000 – Online Auction on Thursday 17th September 2026 between 12 noon and 2pm.
- Enjoying a delightful, south east facing location in the picturesque Gwaun Valley.
- An attractive Detached 2 storey Listed Grade II Character (predominantly stone built) Cottage residence.
- Comfortable Living Room, Kitchen, Bedroom and Bathroom on the Ground floor and a First Floor Attic Studio/Landing and an Attic Room which is used by the vendor as a 2nd Bedroom.
- Mains Water and Electricity connected. Effluent/Septic Tank Drainage. Partial Economy 7 Heating.
- On the opposite side of the Council Road is a hardstanding allowing for Off Road Parking for 2 Vehicles.
- Early inspection strongly advised. Realistic Price Guide.

Situation

Cwmllan stands in the picturesque Gwaun Valley and is within a few hundred yards or so of the River Gwaun. The hamlet of Pontfaen is within a mile or so and has the benefit of a Church, Chapel, a Primary School and a Public House. The well known Market Town of Fishguard is some 4 miles or so north west and has the benefit of a good Shopping Centre together with a range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre. Within a mile or so of Fishguard is the twin town of Goodwick and Fishguard Harbour which is renowned as a Ferry Port for Southern Ireland. There is also a Railway Station. The Pembrokeshire Coastline at Aberbach is within 4.5 miles or so and also close by are the other well known Sandy Beaches and Coves at Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Parrog and Newport Sands.

Local Area

The Property stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly. The River Gwaun which is close by provides good Salmon, Sea Trout (Sewin) and Trout fishing. The County and Market Town of Haverfordwest is some 15 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities The County Council Offices and The County Hospital at Withybush. There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. Cwmllan fronts onto Fishguard to Pontfaen Counc

Directions

From Fishguard, take the B4313 Road south east in the direction of Maenclochog for some 2.5 miles passing through the village of Llanychaer and a third of a mile or so further on and upon reaching (what appears to be a crossroads) follow the road to the left towards Maenclochog. Continue on this road for 400 yards or so and where the road bears right (up the hill), continue straight on. Proceed down the hill for in excess of half a mile and follow the road to the left and proceed over the bridge. Continue on this road for half a mile or so and Cwmllan is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Description

Cwmllan comprises a Detached 2 storey Cottage of mainly solid stone construction with rendered and whitened elevations under a pitched slate and composition slate roof. There is a single storey flat roof extension to the rear of the Property. Accommodation is as follows:-

Living Room

Dimensions: 4.04m x 3.38m (13'3" x 11'1"). Inglenook fire place with red brick feature surround, Wooden Velux window, wooden window, open beam ceiling, exposed beams, vinyl flooring, fitted pine floor and wall cupboards, electric storage heaters, door to:-

Sitting Room

Dimensions: 3.45m x 2.31m (11'4" x 7'7"). With open beam ceiling, linen cupboard, vinyl floor covering, telephone point and an Airing Cupboard with a lagged copper hot water cylinder and immersion heater.

Kitchen

Dimensions: 6.71m x 1.75m (22'0" x 5'9"). Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, plumbing for washing machine, part tiled walls, tiled flooring, electric storage heater, door to:-

Rear Hall

Stair ladder rising to the first floor, electric storage heater, wooden window, vinyl flooring throughout, doors to:-

Bathroom

Low flush WC, pedestal wash basin, pine panelled bath with fitted shower hose, heated towel rack, part tiled walls, vinyl flooring

Bedroom

Dimensions: 3.96m x 3.05m maximum (13'0" x 10'0" maximum). Red brick feature fireplace, wooden window, vinyl flooring, double wooden doors to garden.

First Floor

Loft Studio/ Landing

Dimensions: 3.96m x 3.05m (13'0" x 10'0"). With Velux window, cold water tank, wooden flooring throughout, reduced headroom and opening to:-

Loft Bedroom

Dimensions: 4.11m x 2.34m maximum (13'6" x 7'8" maximum). With open beam ceiling, wooden flooring, reduced headroom and Velux window with roller blind.

Externally

There is a fenced forecourt to the Property with Roses, Shrubs etc and to the side of the Property is a sizeable Lawned Garden, together with Garden Shed and Log Store. On the opposite side of the Council Maintained District Road is a parking area for 2 vehicles. The boundaries of Cwmllan are edged in red on the attached Plan to the Scale of 1/2500. This Plan is strictly for Identification purposes only.

N.B.

The area of Land shaded yellow on the Plan is not in the ownership of the vendor, although the vendors family have used and occupied this Land for over 50 years. There is a Concrete Shed Base and Timber Shed on the Land concerned which has an opening onto the Council Road and a Timber Plank Bridge over the stream from the rear Garden. The vendor will provide a Statement of Truth to confirm the above via their Solicitor as part and parcel of any Sale to a purchaser and will convey whatever interest that they have in the Land concerned.

Services

Mains Water and Electricity are connected. Effluent Tank Drainage. Telephone, subject to British Telecom Regulations. Partial Economy 7 Heating.

Tenure

Freehold with Vacant Possession upon Completion.

Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone 01437 764551. Council Tax Band "C" - Amount payable £1893.60 2026/2027

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/> 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 Register and 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. On mobile devices or tablets you may need to press the blue "Bid Now" button. N.B. J.J. Morris will charge the Purchaser an Administration Fee of £1,250.00 plus VAT (i.e. £1,500.00 including VAT) upon Exchange of Contracts and prior to Completion of the Sale. The Administration Charge is made in addition to the purchase price of the Property and in addition to the Purchasers own Legal Costs.

For Sale by Auction

The Property is to be offered 'For Sale' by Online Auction on Thursday 17th September 2026 between 12noon and 2pm. You have to register via our Website to view the Legal Pack and to bid.

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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.

Remarks

Cwmllan is a delightfully situated character Cottage residence which stands in the renowned Gwaun Valley which is within easy car driving distance of the Market Town of Fishguard. The Property has a wealth of character and has 1 bedroom accommodation on the Ground Floor together with a Living Room, Kitchen and Bathroom and a First Floor Attic Studio/Landing and an Attic Room which is used by the vendor as a second Bedroom which are accessed via a stair ladder. It stands in good sized Gardens and Grounds and has the benefit of a hardstanding on the opposite side of the Council Road which allows for Off Road Parking for 2 Vehicles. It enjoys a delightful south east facing location which benefits from views over Open Countryside to the River Gwaun and the Woodland beyond. It is offered 'For Sale' with a realistic Online Auction Price Guide and early inspection is strongly advised. It will be offered "For Sale" by Online Auction on Thursday 17th September 2026 between 12 noon and 2pm.

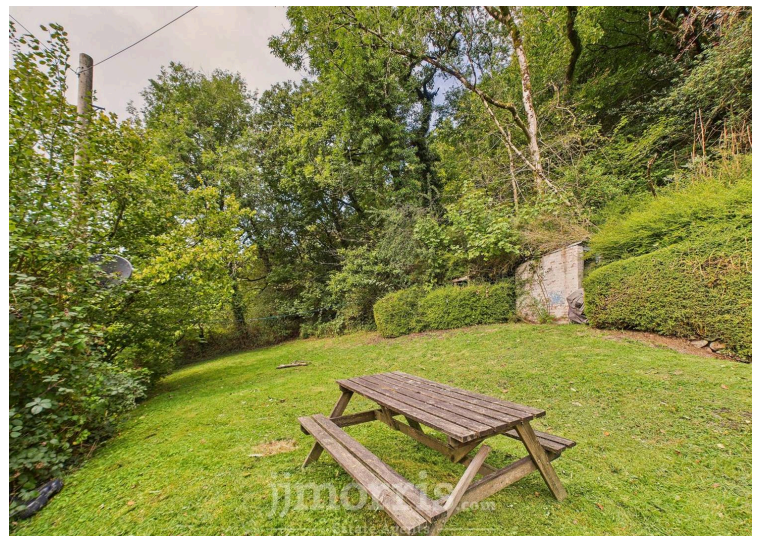
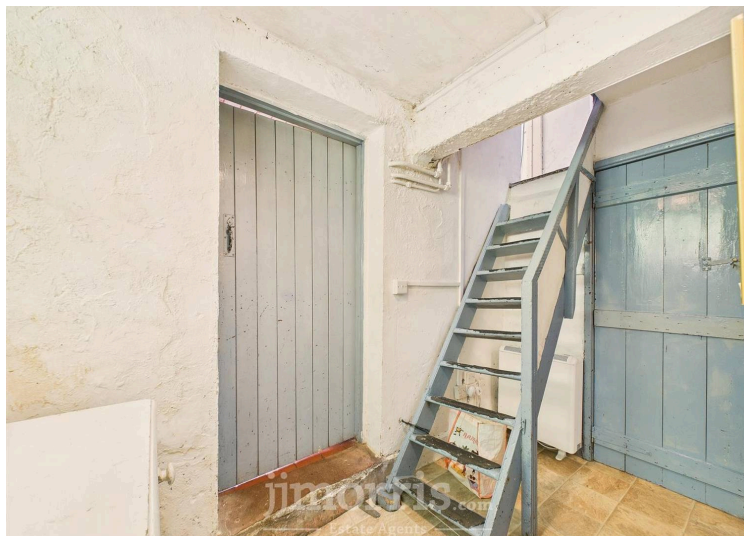
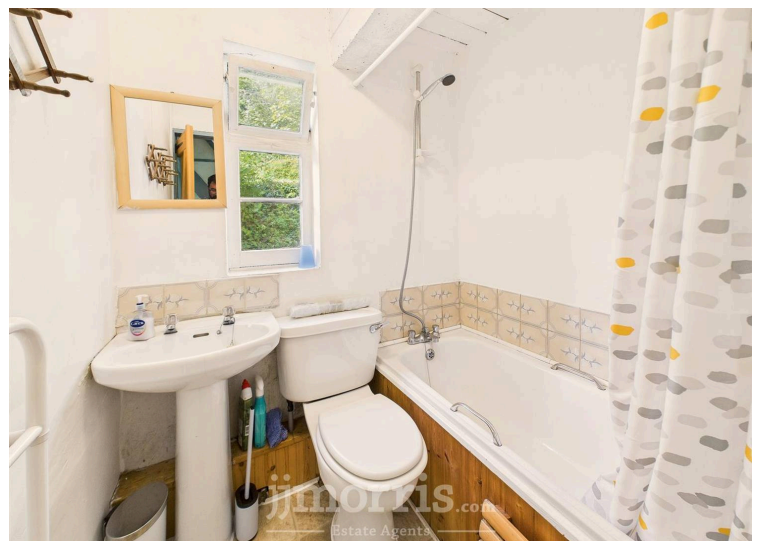
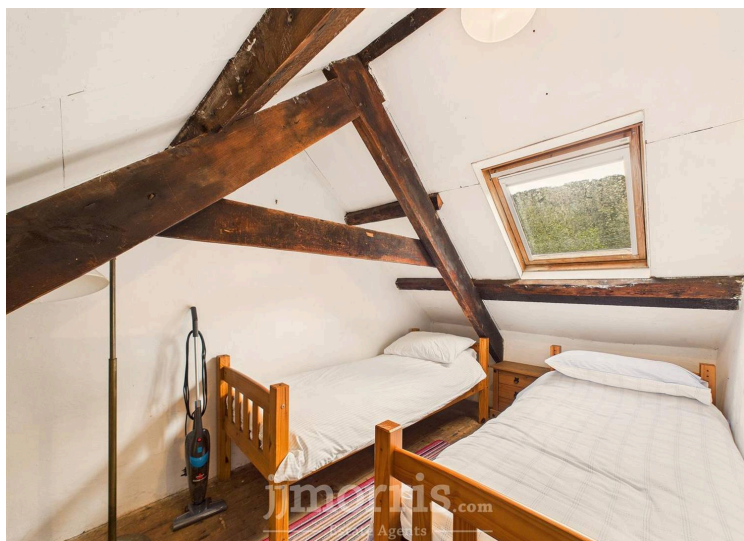
Solicitors

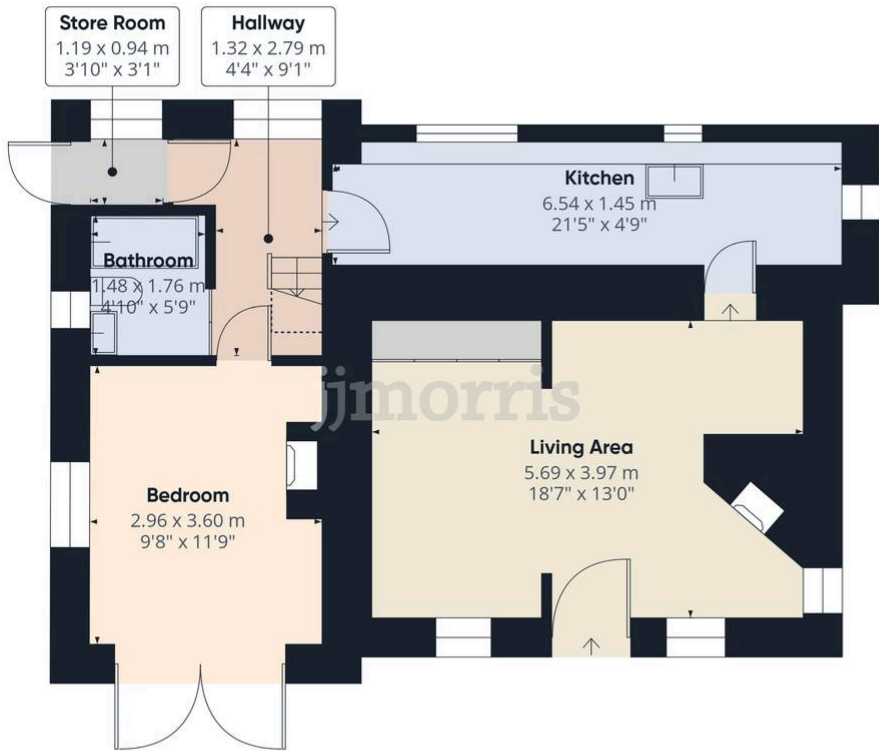
Shelly Gardiner/Lauren Young of HK Law Solicitors, 40 High West Street, Dorchester, DT1 1UR. Telephone:

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Email s.gardiner@hklaw.co.uk







Floor 0



Floor 2

Cardigan



01239 612343

Fishguard



01348 873836

Haverfordwest

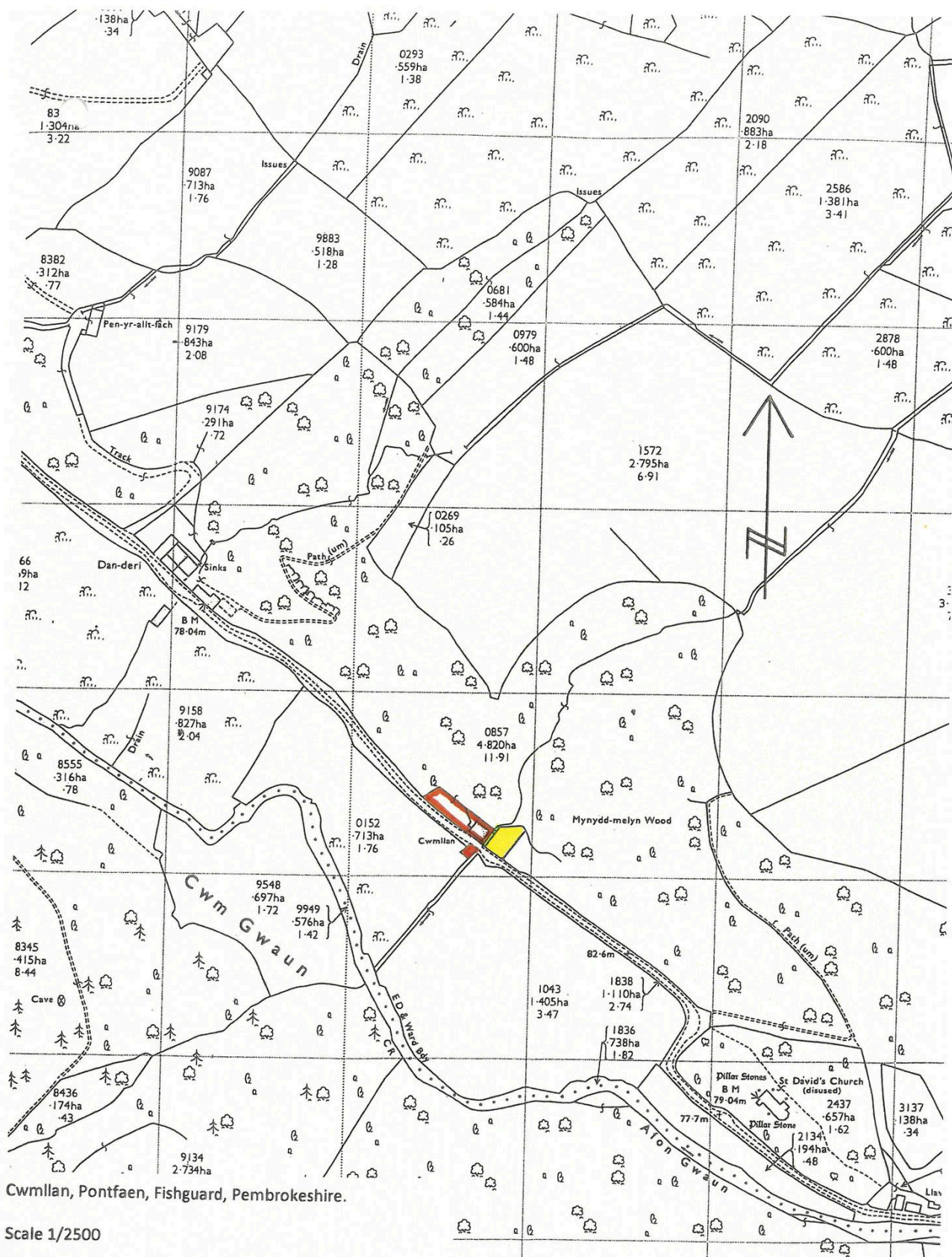


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Cwmllan, Pontfaen, Fishguard, Pembrokeshire.

Scale 1/2500

Plan for Identification purposes only.

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