



Caerblodyn Caravan, Meidrim, SA33 5PD

Guide Price £190,000

Contact Narberth Office



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Caerblodyn Cabin, Meidrim

Carmarthen

For Sale by Online Auction on Wednesday 09th December 2026 between 12pm and 3pm. Guide Price £190,000 – £200,000.

A detached residential cabin set in approximately 2.21 acres of its own private grounds, with a lovely mix of level gardens, woodlands and river frontage, tucked away in a peaceful rural setting in West Carmarthenshire.

The cabin offers two bedrooms and a comfortable open-plan living and kitchen area, with everything designed for a simple, self-sufficient way of life. The property is completely off-grid, with solar electricity, rainwater harvesting, solid-fuel heating and composting waste facilities.

Set well back and privately within its grounds, the property is approached via a gated driveway and has ample off-road parking. There's also plenty here for those looking to make the most of the outdoor lifestyle, with a sauna, caravan, storage sheds and chicken run all included.

A wonderfully peaceful and unusual opportunity, offering the chance to slow down, enjoy the surrounding nature and embrace a quieter, more natural way of living.



Situation

The property is situated in a rural location, within a wooded valley with natural beauty and tranquillity in abundance. There are just a handful of neighbouring properties in this small hamlet location.

Accommodation

List of accommodation includes:

Covered Seating Terrace

Kitchen/Lounge

Bedroom 1

Study

Bedroom 2

Shower Room

Externally

Expansive grounds with gated driveway entrance. Level plot with gardens and woodland bordering a pretty river. A number of extras are to be included in the sale, comprising a sauna, caravan, storage sheds and chicken housing. As mentioned, the total size of the grounds extends to approximately 2.21 acres, with roadside gated access.

Planning History

We understand the cabin was approved by Carmarthenshire County Council and given a Certificate Of Lawfulness in August 2010. Planning Reference W/23093.

Please Note

We understand there is a small area along the riverbank where Japanese knotweed is present.

Auction Details

The property is to be sold via online auction on Wednesday the 09th December 2026, between 12pm and 3pm. The Guide Price is £190,000 – £200,000. You have to register via our website to view the legal pack and to bid. Please contact the office if you require any assistance. 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.

Buyers Premium

Please note that we charge a buyers administration fee of £1,000 plus VAT (£1,200 Inc VAT), upon completion of the sale.

Completion

Completion is to take place by the 15th January 2027.

How To Bid

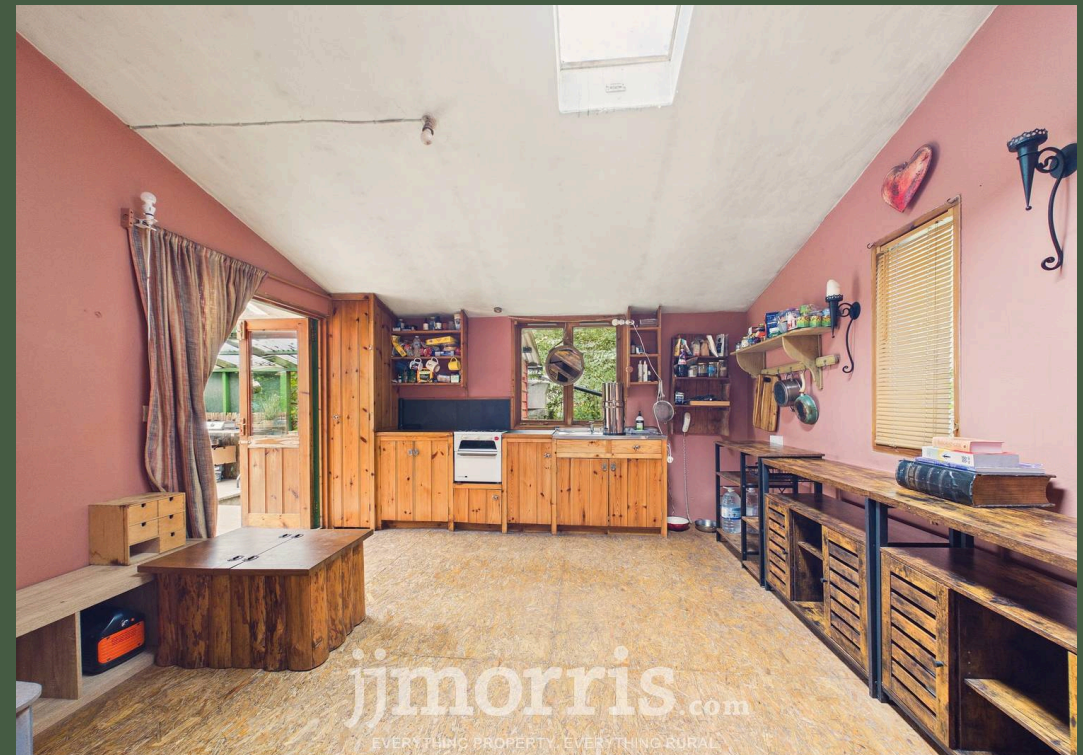
Please visit our website, jjmorris.com, then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack.

Services

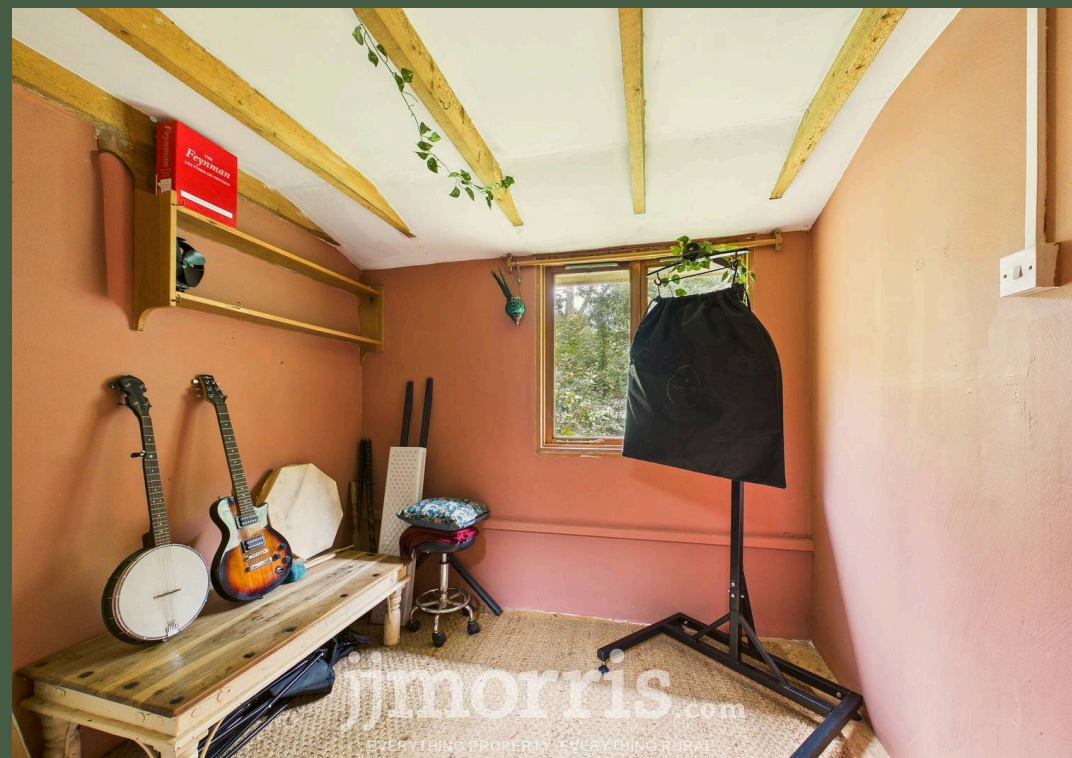
- Heating Source: Solid Fuel
- Electric: Solar
- Water: Private (Rain Water Collection)
- Drainage: None. Compost Toilets Currently Used
- Local Authority: Carmarthenshire County Council
- Council Tax: Band A
- Tenure: Freehold and available with vacant possession upon completion.
- What Three Words: [///workers.tummy.freshest](https://www.what3words.com/works.tummy.freshest)
- Please Note: There is a bridle path that goes along the side of the property.

Anti-Money Laundering

Please note we will require information to enable us to confirm all buyers identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.



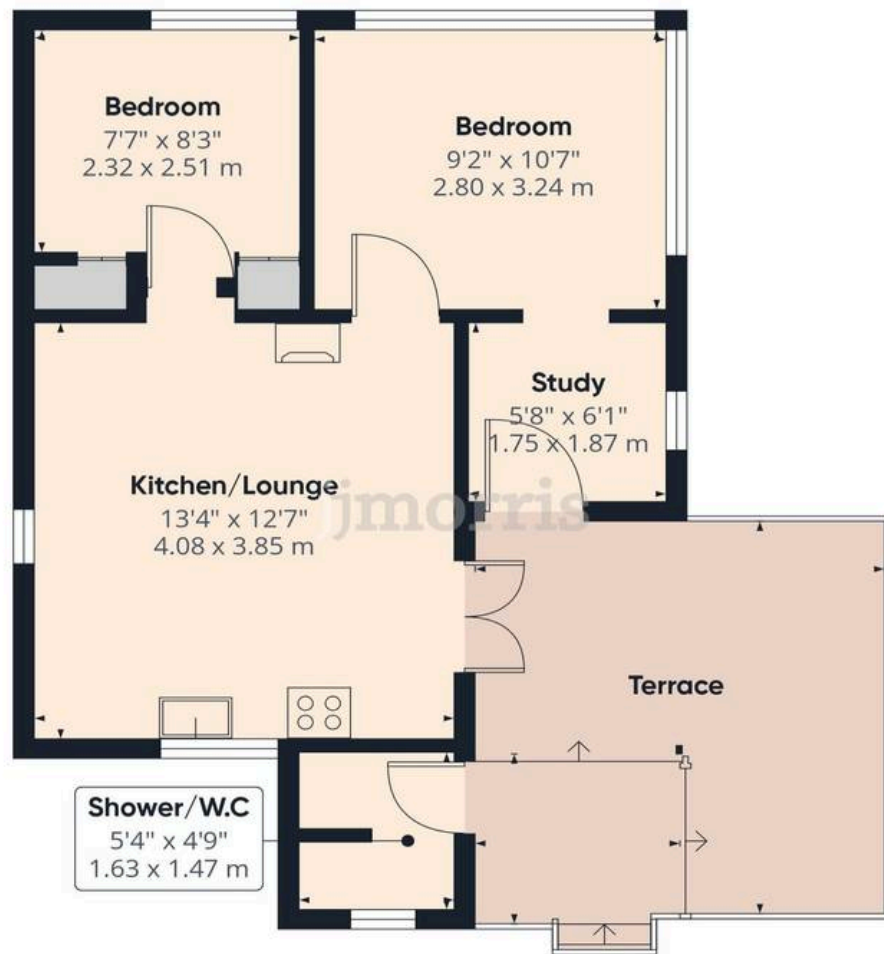








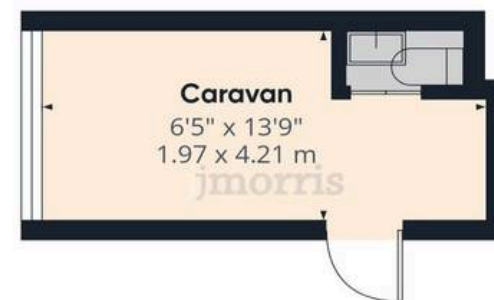




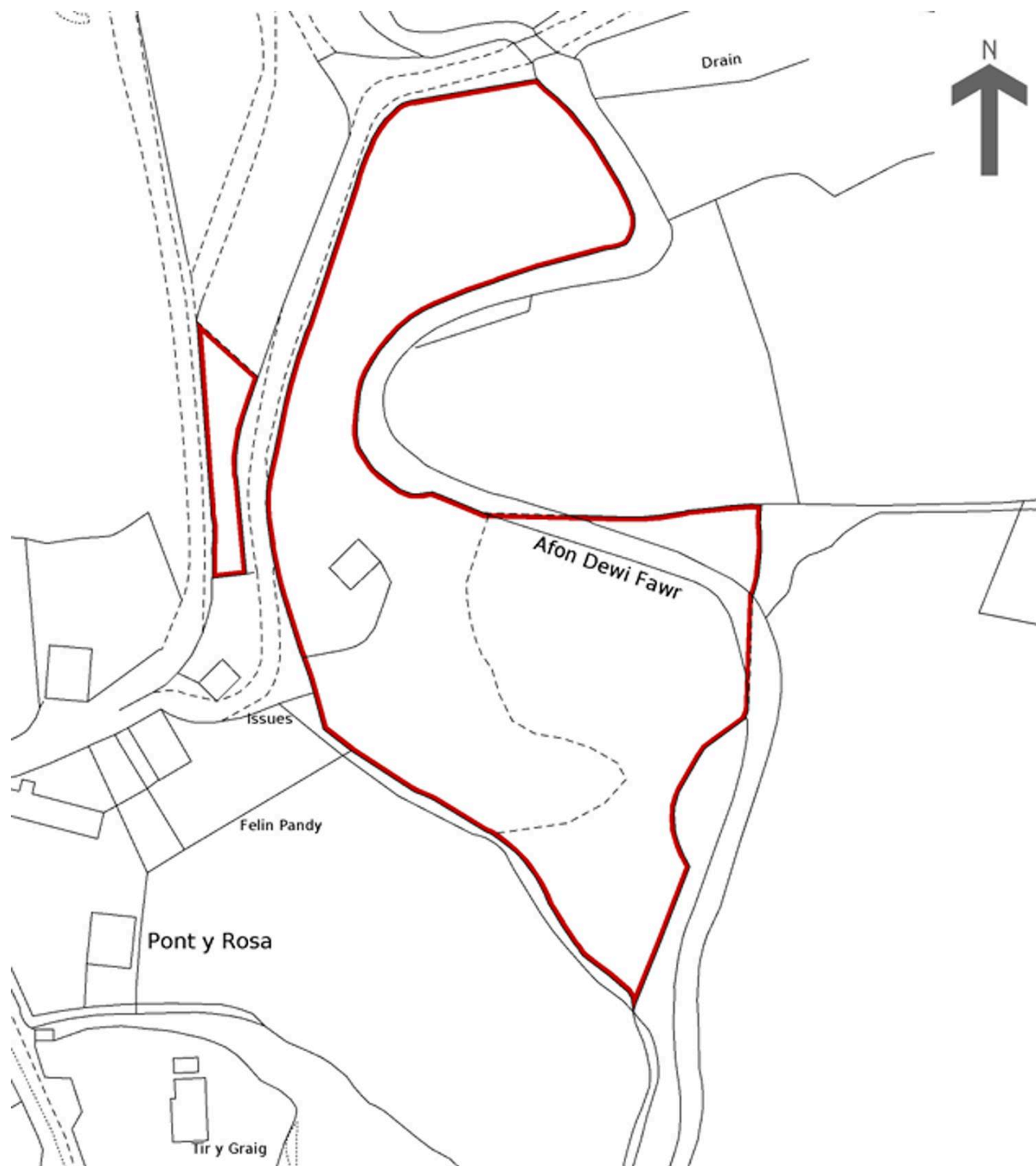
Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 4





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