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Bron y Gaer Llwynceilyn, Llwynceilyn, Aberaeron, SA46 0HF

By Auction £150,000

FOR SALE BY ONLINE AUCTION - THURSDAY 19TH JUNE 2025 (unless sold previously or withdrawn)

Guide price - £150,000.

An improvable property with significant potential offering a sadly neglected two bedroomed cottage with, in our opinion, significant potential for renovation and refurbishment, to provide an attractive characterful cottage.

The property stands in spacious gardens and grounds of approximately 1/4 of an acre in a convenient location adjoining the A487, in the popular village of Llwynceilyn, some 3 miles from the destination town of Aberaeron, and also convenient to the popular seaside villages of New Quay, Cwmtedu, Llangrannog etc.

An increasingly rare opportunity of purchasing a property with significant potential.

Location



The property is conveniently located adjoining the A487 in the village of Llwynycelyn with local Post Office and shop, approximately 1 mile inland from the pretty, secluded cove at Gilfach yr Halen and situated on a regular bus route. The property is some 3 miles from the destination town of Aberaeron, renowned for its popular caffes, bars, hotels and restaurants, together with the local authority headquarters at Penmorfa, and many other shopping and employment opportunities.

The property is conveniently located some 18 miles south of the employment and shopping centre of Aberystwyth to the north and the county town of Cardigan to the south.

Description



A detached cottage that has been laterally extended, deserving of sympathetic renovation and refurbishment, in our opinion with great potential for those looking to develop an attractive coastal cottage. The property is in need of significant improvement but stands in particularly large gardens and grounds of 0.258 of an acre, with separate roadside access off the main road, with potential to create extensive gardens, growing area, room for polytunnel, parking etc. The accommodation provides more particularly:

Front entrance door

To:

Hallway



With access to airing cupboard.

Living Room

15 x 15 (4.57m x 4.57m)



With radiator, stone fireplace, beamed ceiling and front window.

Front Bedroom 1

10'3 x 8'2 (3.12m x 2.49m)



Bathroom



With bath, toilet and wash handbasin

Rear Bedroom 2

13'10 x 13'3 (4.22m x 4.04m)



With rear window.

Kitchen

13'7 x 13'2 (4.14m x 4.01m)



With a range of basic kitchen units at base level.

Rear Conservatory

26 x 7 (7.92m x 2.13m)



Externally



The property has a side gated entrance providing potential for off-road parking with further extensive gardens and grounds. The whole being 0.258 acres also having a second gated access off the A487 roadway. In our opinion the property has significant potential to create an attractive country cottage with extensive gardens and grounds.

Services



We are informed the property is connected to mains water, mains electricity and mains drainage.

Council Tax Band D

The property is of Council Tax Band D with the amount payable per annum being £2308.40

Directions



From Aberaeron take the A487 south, and at the village of Llwynycelyn just after passing the filling station on your right, take the next left hand turning and the property is on the junction on the right hand side.

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/>

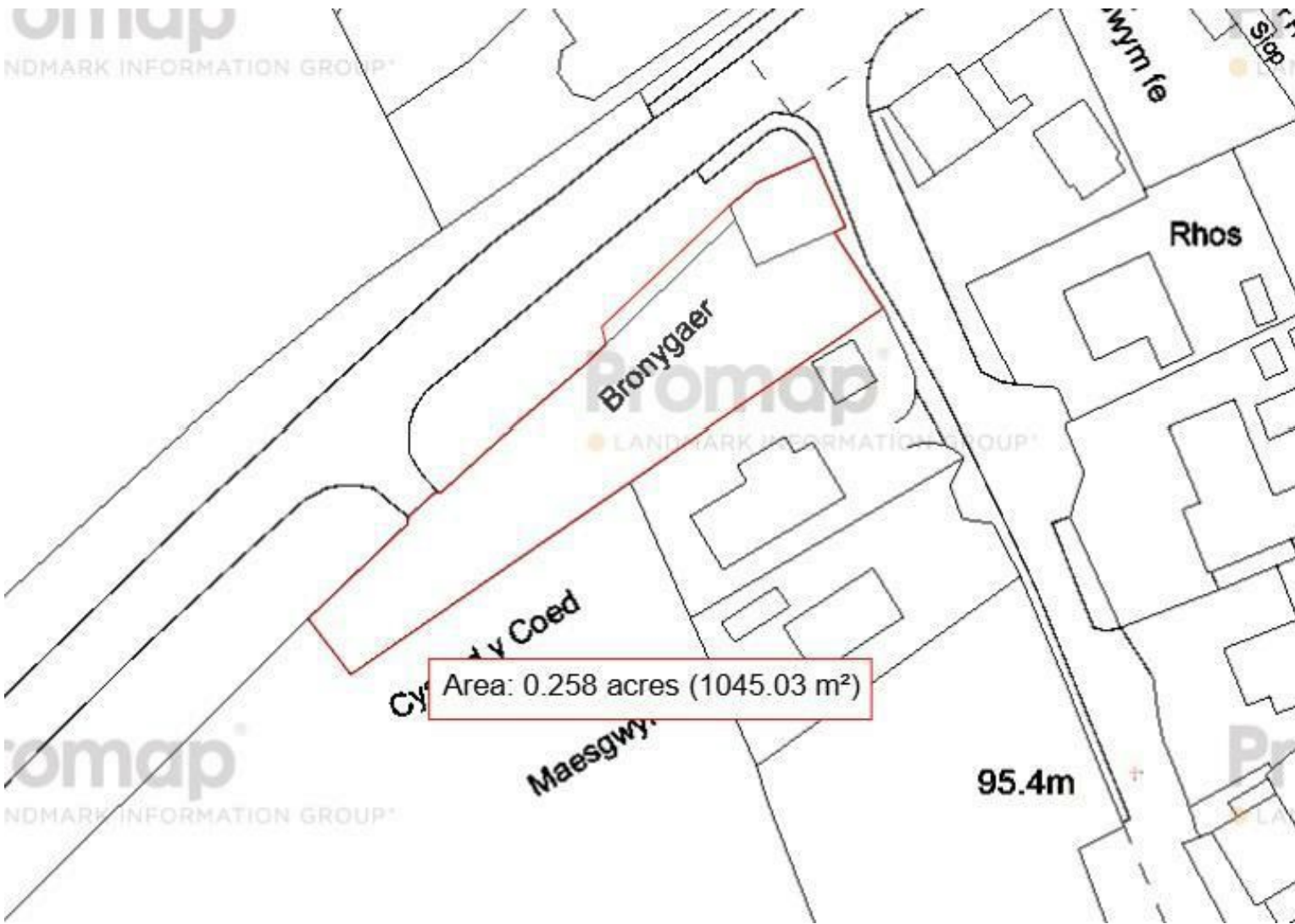
The purchase is also subject to a buyers premium of £1500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

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 "Llwynycelyn" 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 18th June 2025 and closing at 7.30 pm on 19th of June 2025 (subject to any bid extensions).

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.



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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