jjmorris.com

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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

West Haven Brongwyn Lane, New Quay, SA45 9QT

Auction Guide £275,000

FOR SALE BY ONLINE AUCTION - THURSDAY 1ST JUNE 2023 BETWEEN 12-2PM

A Two Bedroom Woolaway Bungalow and Adjoining Former Scout Hut enjoying far reaching sea views and may provide an exciting and rare opportunity for redevelopment, subject to consent. The accommodation comprises: Hall, Living Room, Kitchen, Two Bedrooms, Bathroom and Separate W.C. The adjoining former scouts hut is of wooden construction and has several rooms, currently used for storage.

For Sale By Auction

The property is to be sold via online auction on THURSDAY 1ST JUNE 2023 between 12pm and 2pm. You have to register via our website to view the legal pack and to bid. Please contact the office if you require any assistance.

Please note that we charge an administration fee of £1,000 inc VAT (£833.33 plus VAT), upon completion of the sale.

Upvc double glazed door to:-

Hall

Doors to:-

Living Room

Upvc double glazed window to the front enjoying far reaching sea views, tiled floor tiled fire surround.

Kitchen/Diner

Base cabinets with stainless steel sink unit, electric cooker, store cupboard, Upvc double glazed window, Upvc door to the side.

Bedroom One

Upvc double glazed window with sea views.

Bedroom Two

Upvc double glazed window to the rear.

Bathroom

Panel bath, vanity unit with basin, Upvc double glazed window.

Separate WC

Low flush WC, tiled walls, Upvc double glazed window.

Services, etc.

Services - Mains water and electricity. Electric heating.
Local Authority - Ceredigion County Council
Property Classification - Band D
Tenure - Freehold and available with vacant possession upon completion.

How To Register & 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.

Auction Guidlines

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The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection.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.

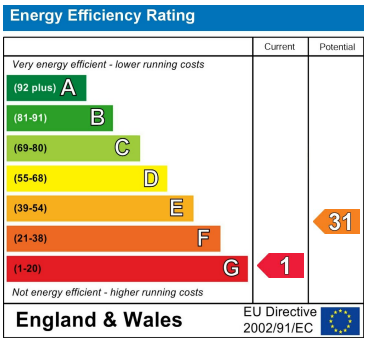
Floor Plan

Floor 0 Building 1

Floor 0 Building 2

Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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