



Trallwyn Isaf, Mynachlogddu, SA66 7SE

Auction Guide £165,000

For Sale By Public Auction On Wednesday 10th April 2024 between 12:00pm - 2:00pm. Guide Price £165,000 - £175,000. A rare and exciting opportunity to acquire a detached bungalow set within a large woodland plot, approximately 1.5 acres in size, located on the edge of the spectacular Preseli Mountains. It is located within the Pembrokeshire national park and boasts stunning views at the end of the garden towards this impressive wild and beautiful landscape. The bungalow itself is set far back within the plot and enjoys a gated entrance driveway with lots of grounds at the front leading up to it, creating excellent privacy and seclusion. Renovation works are required, but it offers huge potential to be improved and made back into a wonderful home.





Situation

The property is situated just outside the small rural village of Mynachlogddu within the Pembrokeshire National Park, being approximately 3 miles from the much larger village of Crymych which provides a good range of amenities, schooling, health and leisure facilities etc. The property is approximately 25 minutes drive to the nearest towns of Cardigan and Narberth which offer a larger range of shops and services.

Accommodation

Entrance Porch

Entered via front door, internal windows and door opens to:

Hallway

With radiator, doors to:

Lounge/Diner



Fireplace with inset wood burning stove, built in storage cupboard, double glazed window to front, radiator, door to:

Kitchen



Fitted cupboards, worktops, single drainer sink, double glazed windows to rear and side, door to:

Side Porch

With external double glazed door to rear.

Bedroom



Double glazed window to rear, radiator,

Dressing Room/Study



Double glazed window to front, radiator, door to:

Bathroom



Comprising a bath, pedestal wash hand basin, radiator, frosted double glazed window to rear, built in storage cupboard, door to small room with W,C and double glazed window to side.

Externally

The property enjoys a private gated driveway which runs through the middle of the plot to the bungalow with large areas of overgrown gardens either side, being relatively level and would make a lovely approach to the property when cleared and improved. The bungalow is roughly half way down the plot with a further more wooded area beyond leading to the rear boundary where the fabulous Preseli views are seen. Within this area are signs of old stone ruins. There are also a few small sheds and a greenhouse within the grounds.

Services

We await the results from the auction legal pack to advise. We are aware some radiators have been disconnected from the central heating pipes.

Tenure

Freehold

Directions

From Narberth take the A478 road signposted to Cardigan and travel through Clynderwen and Llandissillio until reaching Glandy Cross. At the junction by the garage/petrol station, take the 2nd left signposted to Mynachlogddu and when you reach the village turn left and go past the childrens play ground and village houses etc, continue on the road signposted for Llys-y-Fran & Maenclochog, the entrance to the property is then found on the right hand side, identified by our JJMorris Auction sign. It is just by the entrance to Ashera Pottery.

What 3 Words: ///professes.clubbing.powder

How To Register 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.

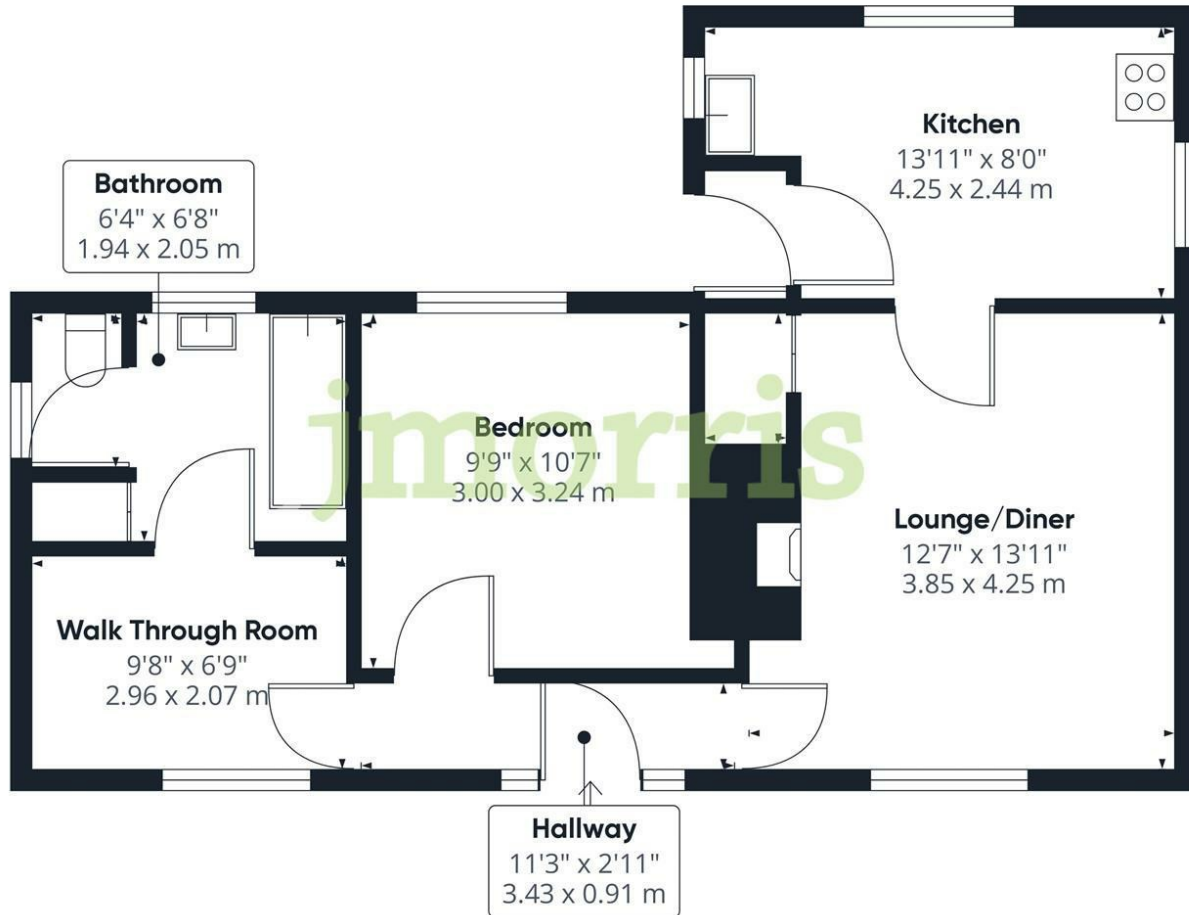
Auction Guidelines

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

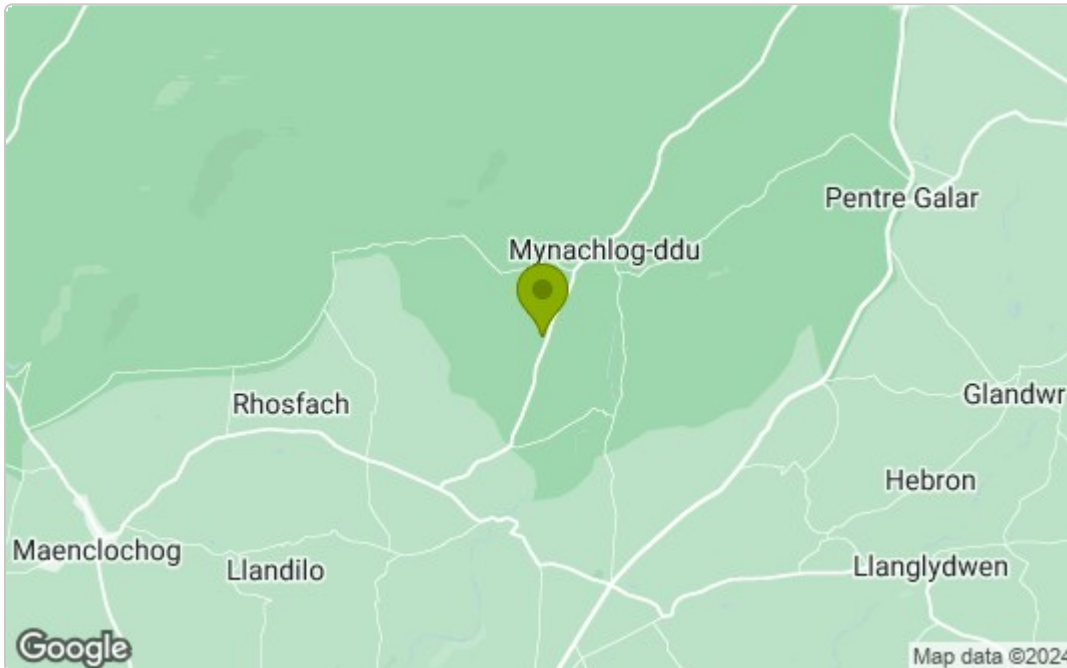
The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

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.

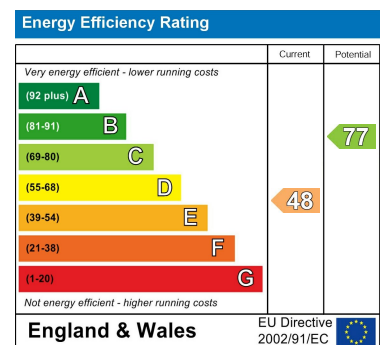
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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