Ty Energlyn Cwrt Llanfabon, Caerphilly, Mid Glamorgan, CF83

Sold @ Auction £325,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ MARCH LIVE ONLINE AUCTION
- FREEHOLD DETACHED PROPERTY
- VACANT | 0.4 ACES | 4428 Sq Ft
- DEVELOPMENT POTENTIAL
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold DETACHED PERIOD PROPERTY (4428 Sq Ft) with DEVELOPMENT POTENTIAL occupying an ELEVATED 0.4 ACRE PLOT.

Ty Energlyn Cwrt Llanfabon, Caerphilly, Mid Glamorgan, CF83 2TP

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
*** SOLD @ MARCH LIVE ONLINE AUCTION ***

GUIDE PRICE £200,000 +++
SOLD @ £325,000

ADDRESS | Ty Energlyn, Cwrt Llanfabon, Caerphilly, CF83 2TP

Lot Number 3

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30
Registration Deadline is on Monday 10th March 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

PRE AUCTION OFFERS
On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY
A Freehold detached period property occupying an elevated 0.4 acre plot with space for multiple off street parking and flexible accommodation (4428 Sq Ft) arranged over 3 floors with an array of period features and high ceilings.
Sold with vacant possession.

Tenure - Freehold
EPC - E Rating. Please refer to Legal Pack
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY
DEVELOPMENT OPPORTYUNITY | SUBJECT TO CONSENTS

This large property and generous plot is offered with vacant possession and now in need of modernisation.
We understand the property was most recently occupied as offices.

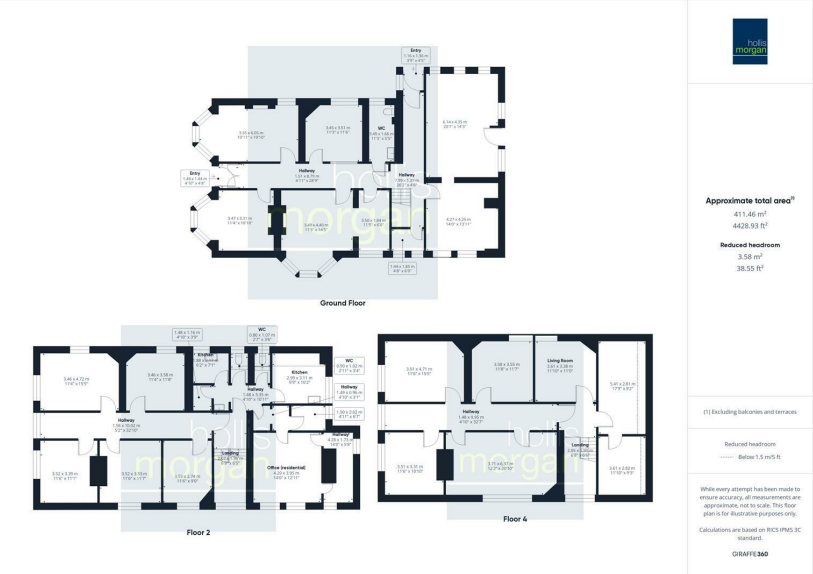
There is scope for a wide range of residential and commercial schemes subject to gaining the necessary consents.
We understand no recent planning of this nature has been sought.
Interested parties to make their own investigations.

SOLICITORS & COMPLETION
Gemma Williams
VWV
0117 9252020
GWilliams@VWV.CO.UK
https://www.vwv.co.uk/

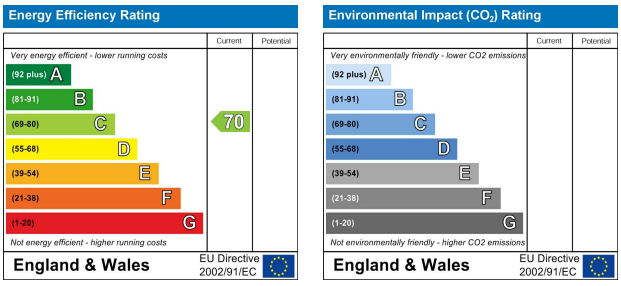
EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

Floor plan



EPC Chart



hollis morgan

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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact. Please refer to our website for further details.