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Brynbele Dolgran, Pencader, SA39 9BX

By Auction £250,000

*** TO BE SOLD BY ONLINE AUCTION ***

GUIDE PRICE - £250,000 - £300,000

Auction closing date 25th of September 2025 at 19.30 (TBC)
 (unless sold prior or withdrawn)

Looking for a project smallholding? Look no further! A very exciting opportunity to purchase an approx 6 acre smallholding, ripe for further development. The property sits in a desirable, tucked away yet not remote location with the benefit of attractive countryside views, great level pasture enclosures & a number of outbuildings. The spacious stone & slate bedroomed house though to date back to the late 1800's is in need of renovation but with lots of potential with attached block built formed cowshed, ideal for extension of the main dwelling (STP).

Location



The property is enviously located on a quiet country road on the edge of the scenic hamlet of Dolgran, being just a short drive from the village of Pencader which provides a number of everyday amenities such as convenience stores etc. The property is convenient to the larger town of Carmarthen to the south, being some 13 miles distance which provides good access to the M4, along with rail transport and further services. The renowned West Wales coastline with its many picturesque beaches & harbours is only some 19 miles away with towns such as Llandysul even closer by which provides primary & secondary schooling & a good range of everyday amenities such as doctors surgery, chemist, supermarkets etc.

Description



A very exciting opportunity to purchase a country smallholding in need of renovation but with huge potential & in an idyllic quiet location. The accommodation currently comprises of a stone and slate house thought to date back to the late 1800's with the attached remains of the old cowshed being ideal for conversion / extension of the main dwelling (subject to any necessary consents) The accommodation has the benefit of night storage heaters & provides more particularly the following -

Front Entrance Door to -

Reception Hallway



with staircase to first floor, doors to -

Parlour / Sitting Room

14' x 7' (4.27m x 2.13m)



with fireplace

Living Room

14'1" x 13'8" (4.29m x 4.17m)



A large living area in the middle of the property with dual aspect windows allowing plenty of daylight to beam through, with fireplace & door to -

Kitchen

14'6" x 9' (4.42m x 2.74m)



A spacious kitchen with base storage units, 1 1/2 bowl sink h/c, cooker point, tiled floor & front entrance door

Pantry / Utility Room

9'1" x 5'9" (2.77m x 1.75m)



FIRST FLOOR

via wide staircase

Landing



Rear Bedroom

11'9" x 1'1" (3.58m x 0.33m')



A spacious bedroom with rear facing window

Side Bedroom

with access to loft space

Rear Hallway



Bathroom



Being part tiled with bath, pedestal wash hand basin, WC, airing cupboard and eaves storage

Externally



The property enjoys spacious grounds with a concreted yard area to the front of the house providing ample parking & turning space. The rear & side of the house has been recently cleared which makes for a more spacious feel around the property whilst also allowing more natural light into the dwelling. The plot surrounding the house & the level land gives this property huge potential for further development into a dream smallholding for any prospective purchasers.

The Land



The land is a real highlight of this property being made up of 3

well fenced & level enclosures surrounding the dwelling, with these being dry pasture fields suitable for grazing or cropping.

Former Cowshed

30' x 16'7" (9.14m x 5.05m)



Being attached to the house, now utilised for storage but in our opinion with huge potential as an addition to the main dwelling subject to obtaining the necessary consents.

Piggery



Dutch Barn



Being 4 bay with a lean-to

Outhouse



Optional Land

Possibility of purchasing further land by separate negotiation in the near future. (further details from the selling agents)

Services

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

Council Tax Band 'E'

We understand that the property is in council tax band 'E' with the amount payable per annum being £2728 (subject to change - source www.mycounciltax.org.uk)

Directions

What3Words: adding.prettiest.powering

From Pencader take the B4459 south, take the right hand turning after the humpback bridge towards Dolgran (signposted), continue on this road for a short distance & the property can be found on your left hand side as identified by the 'Evans Bros for sale' board.

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.

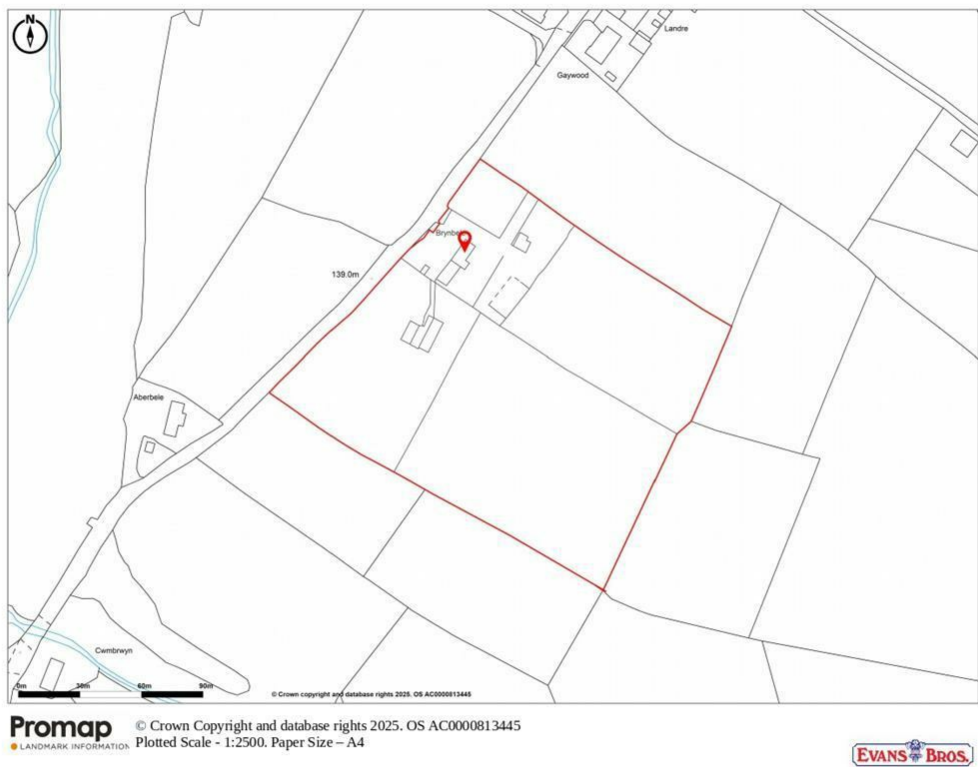
Guide Prices

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.

Registering for the Auction

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website www.evansbros.co.uk, click into the property auction tab & then select the property on the auction list, a box will then appear which will prompt you to register, click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the 23rd of September 2025 and end at 7:30pm on the 25th of September 2025 (subject to any bid extensions).

BRYNBELE, PENCADER , SA39 9BX



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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