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## Garth Cwrtnewydd, Llanybydder, SA40 9YJ

**By Auction £90,000**

An improvable 3 bedroomed character property in an attractive countryside setting on the outskirts of the village of Cwrtnewydd, convenient to nearby towns such as Lampeter & the renowned West Wales coastline. The property is in need of renovation, providing prospective purchasers with the opportunity to put their own stamp on this attractive traditional stone house & surrounding gardens.

**\*\* GUIDE PRICE £90,000 - £110,000 \*\***

**\*\* FOR SALE BY ONLINE AUCTION (unless previously sold or withdrawn) \*\***

**\*\*\* Ending on Thursday 9th of July, 2026 \*\*\***

## Location



The property is located on the outskirts of the rural community of Cwrtnewydd in a pretty countryside setting with attractive views. The property is convenient to the Teifi market town of Llanybydder, offering a good range of everyday amenities and also the towns of Lampeter, Llandysul, Llwynycelyn and being a short drive from the Ceredigion heritage coast line renowned for its seaside resorts including New Quay and Llangrannog,

## Description



A great opportunity for prospective purchasers looking for a semi rural property to renovate & put their own stamp on. The stone dwelling with tarmacadam drive & surrounding gardens sits in a pretty countryside setting with attractive views. The property affords more particularly the following -

## Front Entrance Door to -

## Entrance Hallway



with quarry tiled flooring, stairs to first floor, under stairs storage & doors to -

## Living Room

14'2" x 11'4" (4.32m x 3.45m)



with open tiled fireplace

### Sitting Room

14'3" x 7'6" (4.34m x 2.29m)



with open tiled fireplace

### Kitchen / Diner

13'4" x 11'2" (4.06m x 3.40m)



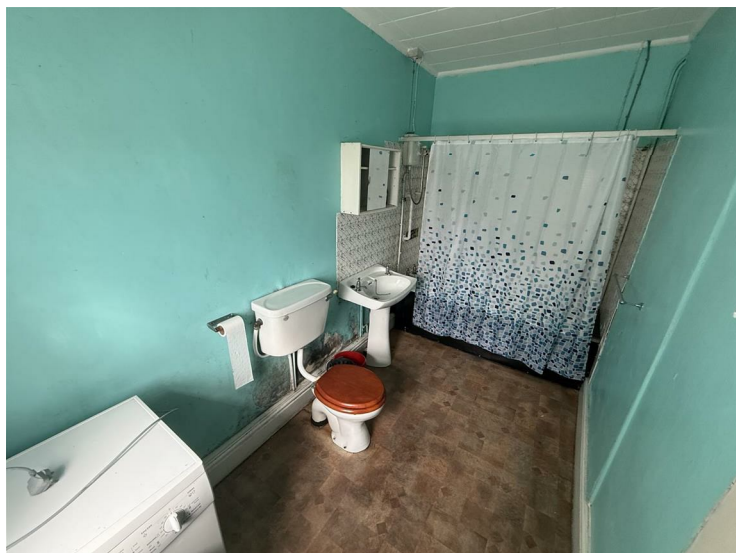
To the rear of the property with oil fired Rayburn (not tested) for cooking & domestic hot water, door to pantry cupboard

### Rear Hallway / Utility Space

with rear entrance door, single drainer sink with base cupboard, tiled flooring

### Bathroom

12'2" x 5'9" (3.71m x 1.75m)



Being part tiled with bath & shower over, wash hand basin, WC, towel rail, plumbing for automatic washing machine

### FIRST FLOOR

#### Landing

with access to loft

#### Bedroom 1

14'2" x 11'4" (4.32m x 3.45m)



with victorian style fireplace

### Bedroom 2

14'1" x 7'8" (4.29m x 2.34m)



with victorian style tiled fireplace

### Bedroom 3

6'9" x 5'3" (2.06m x 1.60m)



box room to the front

### Externally



The property is approached via a gated tarmacadam driveway providing ample parking to the front & rear , there is a triangular shaped lawned garden to the front of the property & a further lawned garden to the rear with potential to improve the gardens & grounds & potentially grow your own produce for those looking to explore self sufficiency. The attractive stone house has a walled frontage / courtyard with colourful shrubbery in various areas around the property.

### Cellar

14'3" x 12'1" (4.34m x 3.68m)



with old fireplace

### Coal Store

at basement level of the house

## Garage / Workshop



with electricity connected, up and over door & work benches

## Attached Store House



## Greenhouse



## Lawned Gardens



## Services

We are informed that the property is connected to mains water & electricity

## Council Tax Band 'D'

## Directions

What3Words: proves.unwound.steers

## 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](http://www.evansbros.co.uk) search for "Cwrtnewydd" 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 8th of July 2026 and close at 7.30 pm on Thursday the 9th of July 2026 (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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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