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**The Forge Neuaddlwyd, Ciliau Aeron, Near Aberaeron, Ceredigion, SA48 8DQ**

**By Auction £150,000**

**\*\*To be offered for sale by online auction 26th September 2024\*\***

Guide price - £150,000-£200,000

A unique renovation opportunity just outside Aberaeron.

Delightfully positioned approximately 1 mile from Aberaeron, being originally part of the historic Llanerchaeron Estate. A Grade II listed 2 bedroom cottage ripe for renovation and refurbishment, together with a stone and slate barn believed to be the original forge, with offroad parking and rear gardens and orchard, in all approximately 0.35 of an acre.

## Location



Delightfully located approximately 1 mile from Aberaeron, within walking distance of the town via an attractive cycle path and also close to the Llanerchaeron house and visitor centre. Beautifully nestled in the low reaches of the Aeron Valley, enjoying fine views over the wooded valley beyond yet being convenient to the destination town of Aberaeron, renowned for its popular bars, restaurants, hotels and colourful houses surrounding the picturesque harbour. The property is also convenient to the larger town of Aberystwyth to the north and Cardigan to the south.

## The Cottage



Which has been sadly vacant for a number of years is now ripe for renovation and provides a unique opportunity to develop a Grade II listed cottage with the further potential of an adjacent outbuilding and a further detached outbuilding. The property is being offered with the front forecourt and rear garden, and affords more particularly the following:

## Front entrance door

to:

## Living room

13'10 x 15'2 (4.22m x 4.62m)



Beamed ceiling and Victorian fireplace.

## Dining room

15 x 10 (4.57m x 3.05m)



Housing a woodburning stove (not operational) and beamed ceiling.

## Rear Kitchen / breakfast room

19'8 x 6'9 (5.99m x 2.06m)



Rear and side windows.

## Rear hallway



Having rear entrance door, access to loft, cloakroom with W.C.

## Bathroom



Having bath and wash handbasin.

## First floor

Stairs to:

## Central landing

## Bedroom 1

15 x 8'5 plus recess 5'6 x 5'6 (4.57m x 2.57m plus recess 1.68m x 1.68m)



Airing cupboard.

## Bedroom 2

10 x 14 (3.05m x 4.27m)



Front windows.

## Externally

Adjacent to the property, with a door from the dining room, is a former forge area. The property is approached via a gated entrance having a private forecourt which leads to the detached stone and slate building, thought to be the original forge with, in our opinion, significant potential for alternative uses.

**Former forge area**  
30'7 x 15 (9.32m x 4.57m)



An attractive open plan room with an exposed roof structure, double doors to front and rear windows.

**Former forge building**  
32 x 19 (9.75m x 5.79m)



Of stone and slate construction.

**Gardens**



To the rear of the property is an attractive garden area with traditional cottage style garden, having some lovely old apple trees and grassed areas, in all approximately 0.35 of an acre.

**Services**



It is believed that the property is connected to mains water, mains electricity and private drainage.

**Directions**

On leaving Aberaeron on the Lampeter road for approximately a mile, the property can be found by the Neuaddlwyd turning on the right hand side as identified by the agent's For Sale board.

**Agent's note**

Viewing is strictly via private arrangement through the sole selling agents Evans Bros, Aberaeron. Please note that viewers of the property enter at their own risk and should not proceed to the first floor.

**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.

**Guide Prices**

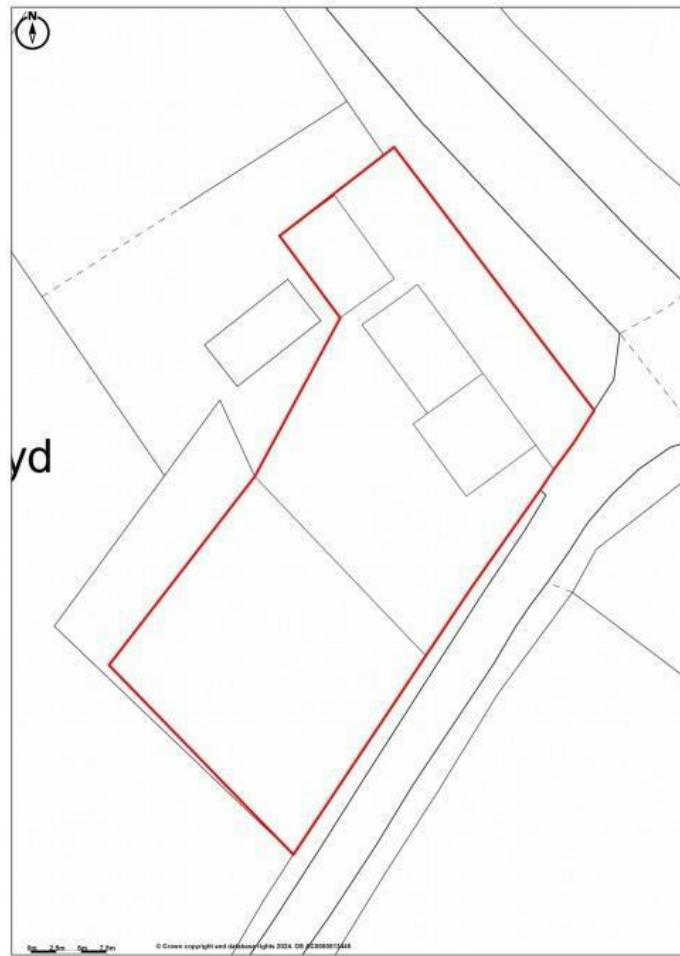
Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 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](http://www.evansbros.co.uk)

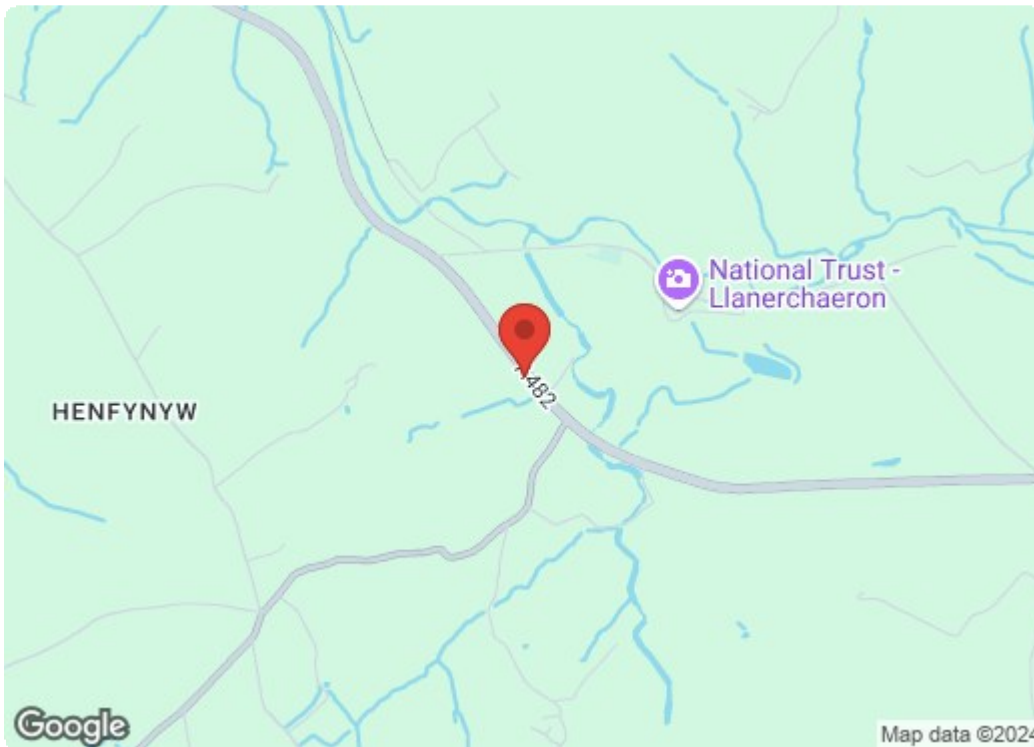
search for "Neuaddlwyd" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on the 25th of September 2024 and closing at 7.30 pm on Thursday 26th September, 2024 (subject to any bid extensions).

THE FORGE, NEUADDLWYD, CILIAU AERON, LAMPETER  
SA48 8DQ



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