

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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**Firknowe Llandeilo, SA19 7LE**

**By Auction £100,000**

For sale by online auction closing on the 9th of April 2026 (unless sold prior or withdrawn)  
Guide Price £100,000-£125,000

A rurally positioned semi detached barn conversion offering improvable, 2 bed roomed accommodation with oil fired heating and good sized rear garden

Located on a shared courtyard type setting yet only some 1 mile from the A40 and 2 miles from the Town of Llandeilo.

## Location



The property is attractively located in rural surroundings on a shared courtyard type complex with a number of other properties being accessed by a shared hard based lane. The location in the mid reaches of the picturesque Towy valley is conveniently only some 2 miles from the destination and market town of Llandeilo renowned for its popular cafes bars and shops and with good connections to the M4 motorway, and the towns of Llandovery and Carmarthen

## Description



A semi detached barn conversion, deserving of some sympathetic modernisation and refurbishment and an ideal opportunity to put your own stamp on an attractive country cottage with great potential.

The property has oil fired central heating and provides the following accommodation.

## Hallway

Radiator, stairs to first floor, door to under stairs storage cupboard.

## Living Room

9' x 7'5 + 14'9 x 7'6 (2.74m x 2.26m + 4.50m x 2.29m)



An L shaped room with large front picture window for light and rear window.

## Cloakroom/Utility Room



with toilet wash basin and plumbing for washing machine

## Kitchen

10' x 6'10 (3.05m x 2.08m)



with base and wall units with sink unit and door to

**Rear Porch**

7'9 x 5'8 (2.36m x 1.73m)



rear door

**Landing**

good sized study/landing with velux roof window, radiator

**Bedroom 1**

14'9 x 8' (4.50m x 2.44m)



with radiator, front window and rear Velux window door to side wall.

Built in wardrobe

**Bedroom 2**

8'2 x 7' (2.49m x 2.13m)



with front window and Velux radiator

**Bathroom**

6'7 x 5'7 (2.01m x 1.70m)



with bath having shower over, washbasin and toilet, extractor fan

## Storage cupboard

4'9 x 4'5 (1.45m x 1.35m)



with shelves

## Externally



The property has a front parking area with side access leading to a spacious rear garden area

## Front Parking Area



To the front of the cottage is a parking area with a side gated entrance to the rear garden

## Rear Garden



A spacious level grassed area currently overgrown but with potential to provide a lovely garden with an attractive backdrop and views.

## Services

We are informed that the property is connected to mains electricity and water and private drainage oil fired central heating please refer to legal pack for confirmation.

## Council Tax

Band C - Amount payable £1984 - source [Mycounciltax.org](http://Mycounciltax.org)

## Directions

From Llandeilo take the A40 towards Llandovery, take the first turning left and continue for approx half a mile, turn right on to a hard based track following the Evans Bros Arrow.

Continue into the yard of the shared complex and Firknowe is on the furthest left hand corner.

What3words - spirits.continues.costly

## **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. 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 £1,500 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.

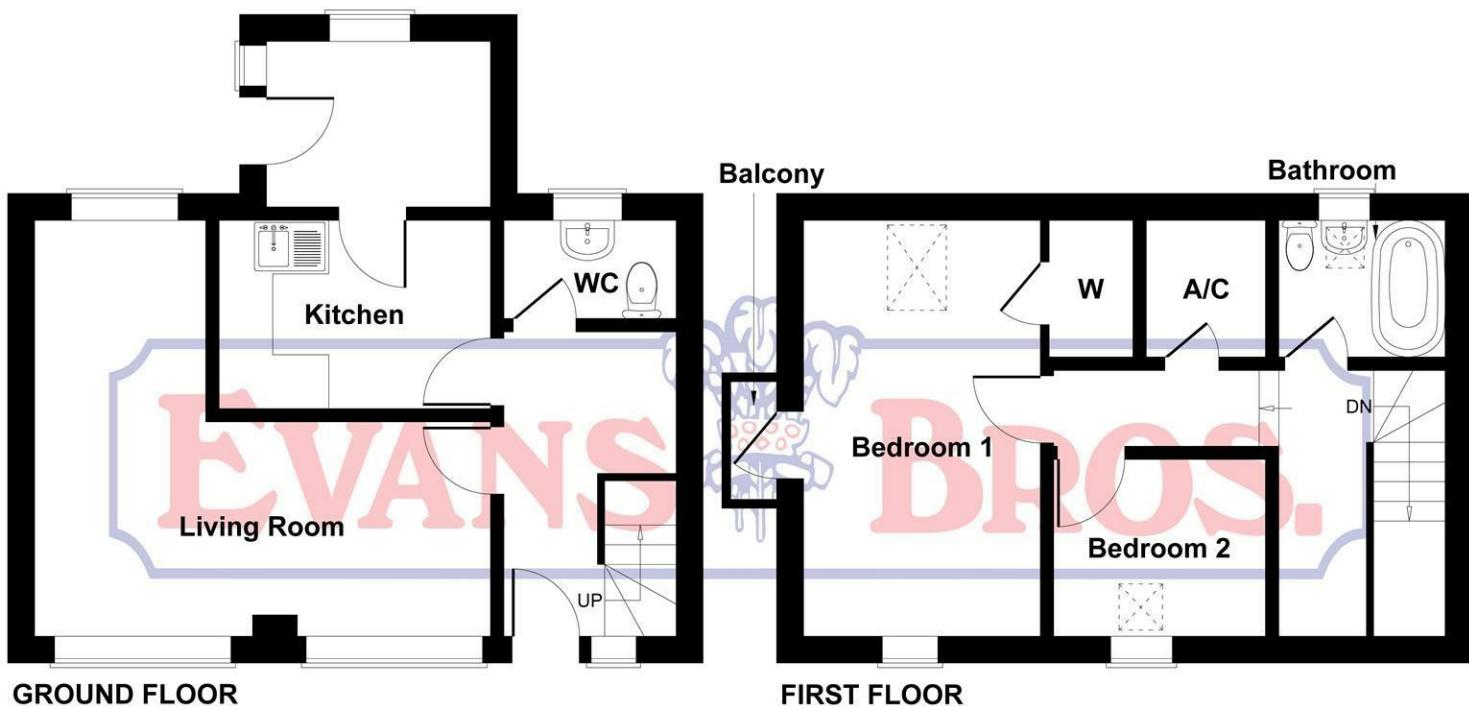
## **Registering for the auction**

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 "Llandeilo" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on Wednesday 8th of April 2026 and close on Thursday 9th of April 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.

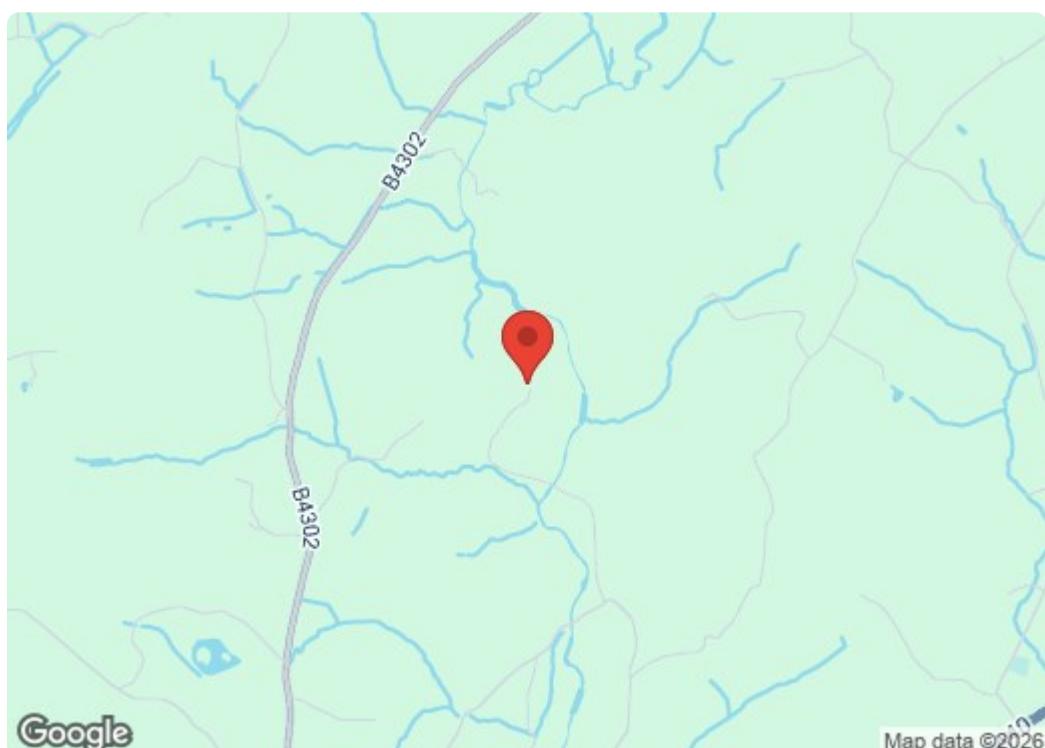
# Firknowe, Llandeilo



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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