

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Pantyreithinen Capel Dewi, Llandysul, SA44 4PG

By Auction £120,000

*** GUIDE PRICE £120,000 - £150,000 ***

*** To be offered for sale at Online Auction***
closing at 7.30pm on Thursday 13th August 2026
(unless sold previously or withdrawn)

A delightful detached traditional cottage occupying a pretty rural setting offering tremendous character and charm with enormous scope for enhancement from the benefit of the existing planning consent for a refurbishment and extension. The property has side workshop area and garden/parking area as per the land registry plan. Please note there is no mains water or drainage connected to the property and is therefore suitable for cash buyers only.

LOCATION



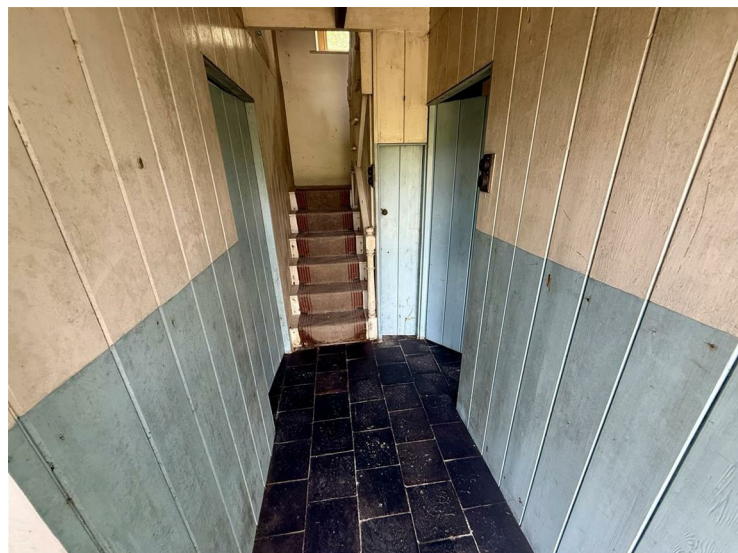
Located in pretty rural surroundings on a country lane between the village of Capel Dewi and Llandysul in a location shared with two other properties. The community of Capel Dewi has a community shop and places of worship, being some 2 miles from Llandysul which offers a wider range of facilities and also being within easy driving distance of the Ceredigion heritage coastline renowned for its popular sandy beaches and secluded coves.

DESCRIPTION



An attractive and completely unspoilt cottage having the benefit of planning consent for refurbishment and extension providing an opportunity to create your own rural home and a blank canvas ripe for development. We are advised that the property has been unlive in for more than 10 years and can be certified by Ceredigion council. Therefore, VAT relief can be sought by certified builders for some of the renovation works. The property currently affords -

FRONT HALLWAY



With quarry tile floor, beamed ceiling, tongue and groove walls

LIVING ROOM

14'2" x 11'1" (4.32m x 3.38m)



Cottage style fireplace, front window

SITTING ROOM

14' x 7'2" (4.27m x 2.18m)



Front window

FIRST FLOOR - LANDING

14'1" x 4'6" overall (4.29m x 1.37m overall)

Rear window

BEDROOM 1

14'2" x 10'2" (4.32m x 3.10m)



Fireplace, tongue and groove ceiling, front window

BEDROOM 2

14'2" x 6'4" (4.32m x 1.93m)



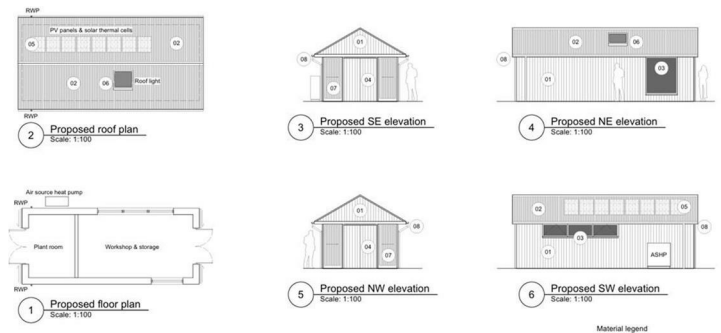
Tongue and groove ceiling, front window.

EXTERNALLY



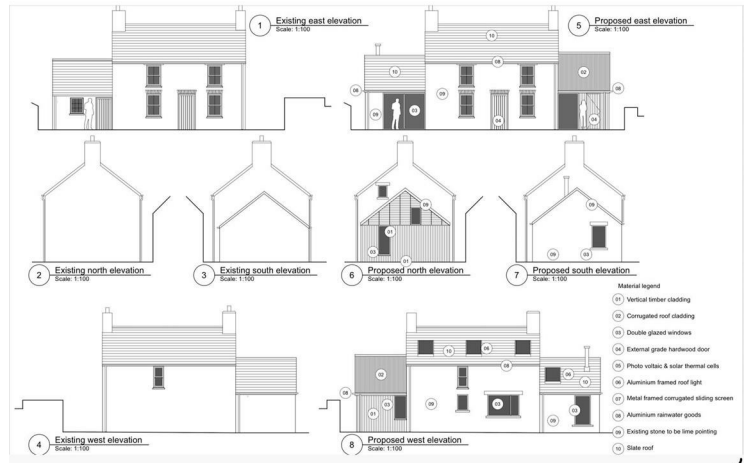
Adjoining Workshop 13'7" x 9'3". The property has a good sized grassed area providing parking facilities on the opposite side of a small lane.

Proposed Services Barn



The planning permission includes the consent to erect a services barn and provide for parking in this area

PLANNING PERMISSION



Application Number A/240440 Planning consent has been approved for the following

Site Location: Pantyreithinen, Capel Dewi, Llandysul, SA44 4PG

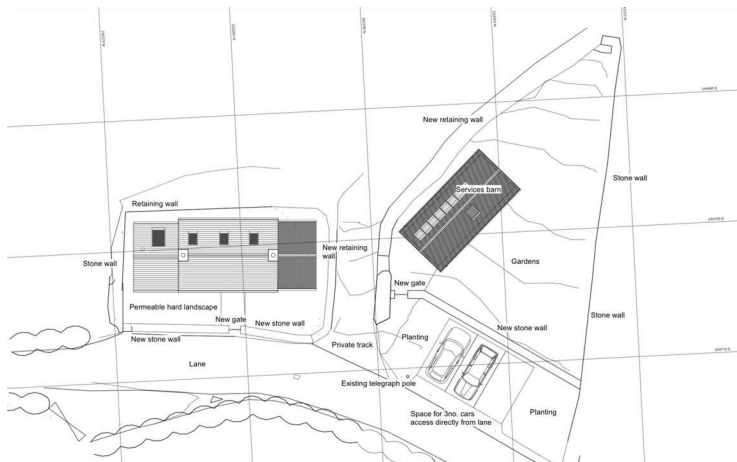
Proposal: The sensitive restoration and extension of a traditional stone cottage. The construction of a new build single storey ancillary services building and new parking provision.

<https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=62320>

SERVICES

Mains electricity connected. There is currently no mains water connected at the property although there is a mains tap on the boundary subject to connection charges. There is currently no drainage at the property and incorporated in the planning permission is provision to incorporate a private drainage system.

DIRECTIONS



Take the road to Capel Dewi, in Capel Dewi turn right underneath the monument, passing the Woollen Mills, continue for approximately 1 mile and the property can be found just after a left hand bend on the right hand side as identified by the agents for sale board.

COUNCIL TAX BAND -

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.

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:

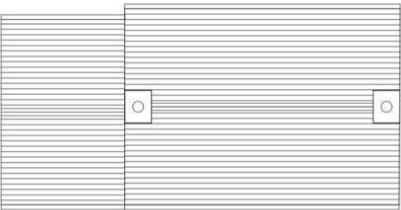
Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website www.evansbros.co.uk search for "Capel Dewi" on the auction pages register and click on the Blue "Log In / Register To Bid" button. The auction will start at 12 noon on Wednesday 12th August of

July 2026 and close Thursday 13th of August 2026 at 7.30pm (subject to any bid extensions).

VENDOR SOLICITORS:

Messrs. Williams & Bourne,
Harford Square,
Lampeter,
Ceredigion.
SA48 7HD

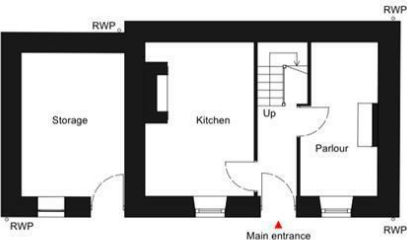
Tel. 01570 422206



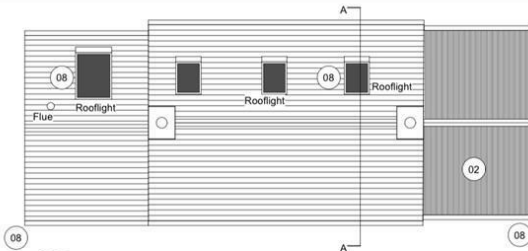
1 Existing roof plan
Scale: 1:100



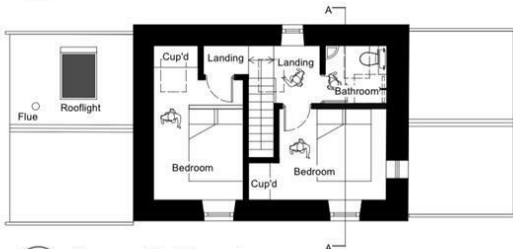
2 Existing first floor plan
Scale: 1:100



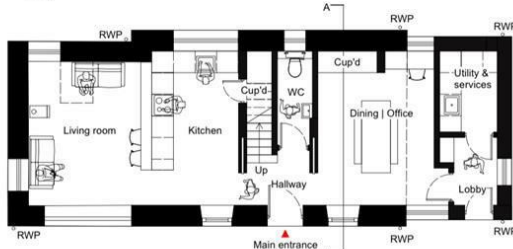
3 Existing ground floor plan
Scale: 1:100



4 Proposed roof plan
Scale: 1:100

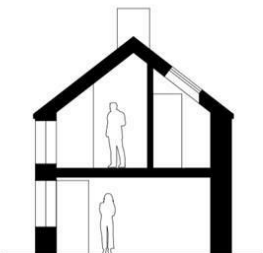


5 Proposed first floor plan
Scale: 1:100

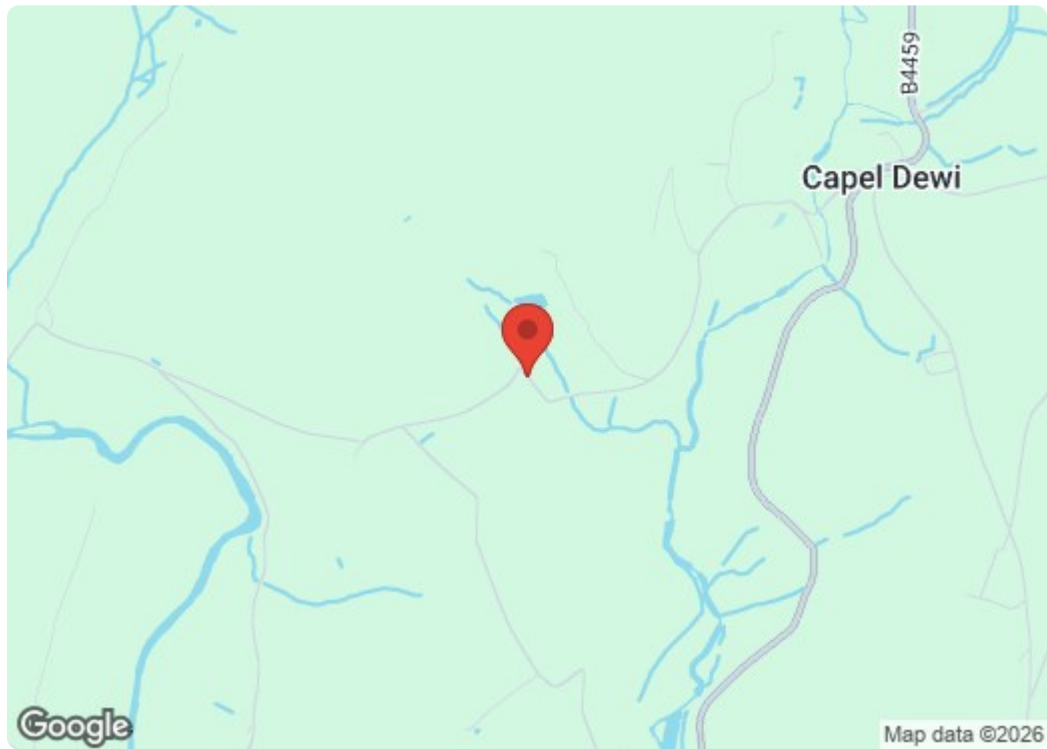


6 Proposed ground floor plan
Scale: 1:100

- Material legend
- 01 Vertical timber cladding
 - 02 Corrugated roof cladding
 - 03 Double glazed composite frame windows
 - 04 External grade hardwood door
 - 05 Photo voltaic & solar thermal cells
 - 06 Aluminium framed roof light
 - 07 Metal framed corrugated sliding screen
 - 08 Aluminium rainwater goods



7 Section A-A
Scale: 1:100



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		
	1	35
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

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