

EVANS BROS.

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39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB

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2 Spring Terrace, Llansawel, Nr. Llandeilo, Carmarthenshire, SA19 7JN

By Auction £60,000

Guide Price £60,000 - £80,000

*** To be offered for sale by Online Auction *** (unless previously sold or withdrawn)

*** Ending on Thursday 12th February, 2026 ***

An improvable deceptively spacious 2/3 bedroomed cottage with the benefit of uPVC double glazing and solid fuel central heating via wood burning stove. The property provides an ideal opportunity for those looking for their first step on the ladder or to down size or to speculative purchasers.

The property has the benefit of a larger than average rear garden, having been maintained organically by the current vendors with raised beds, fruit trees and bushes, greenhouse and store shed.

LOCATION



the property is attractively located in the popular village of Llansawel, in the upper reaches of the Cothi valley. Llansawel offers two public houses, being on the edge of the noted Brechfa forest, being centrally located approximately 10 miles equidistant from the towns of Lampeter, Llandovery and Llandeilo.

DESCRIPTION



An improvable cottage with the benefit of uPVC double glazing to front and solid fuel fired central heating via wood burning stove. The property would be deserving of some sympathetic improvement/refurbishment work and affords more particularly the following -

FRONT RECEPTION HALL

13' x 3' (3.96m x 0.91m)



Electric consumer unit and meter

LIVING ROOM

13' x 10'8" (3.96m x 3.25m)



With original cottage style fireplace with bread oven in brick surround, front window, radiator

SITTING ROOM/GROUND FLOOR BEDROOM

13' x 7' (3.96m x 2.13m)



This houses the wood burning stove with back boiler for domestic hot water and central heating supplies, radiator.

BATHROOM

8' x 6'7" (2.44m x 2.01m)



Having corner bath, wash hand basin, shower unit, door to living room.

REAR KITCHEN

13' x 6'6" (3.96m x 1.98m)



Base units, single drainer sink unit, electric cooker point, stairs to first floor

REAR PORCH/UTILITY OR STORAGE AREA

7'9" x 5'6" (2.36m x 1.68m)

Rear door

CLOAKROOM OFF

Having toilet

FIRST FLOOR - LANDING

BEDROOM 1

13' x 11' max (3.96m x 3.35m max)



Radiator, front window

BEDROOM 2

13' x 10'3" (3.96m x 3.12m)



Radiator, access to airing cupboard.

EXTERNALLY



The property has a larger than average rear garden being an attractive cottage style garden with raised beds, various fruit bushes including goosberries and rasperr, black currant and red currant. Greenhouse. Apple tree and rear Store Shed.

TENURE - Freehold



Please refer to auction pack.

COUNCIL TAX BAND - B

Amount Payable: £1736 <http://www.mycounciltax.org.uk>

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.

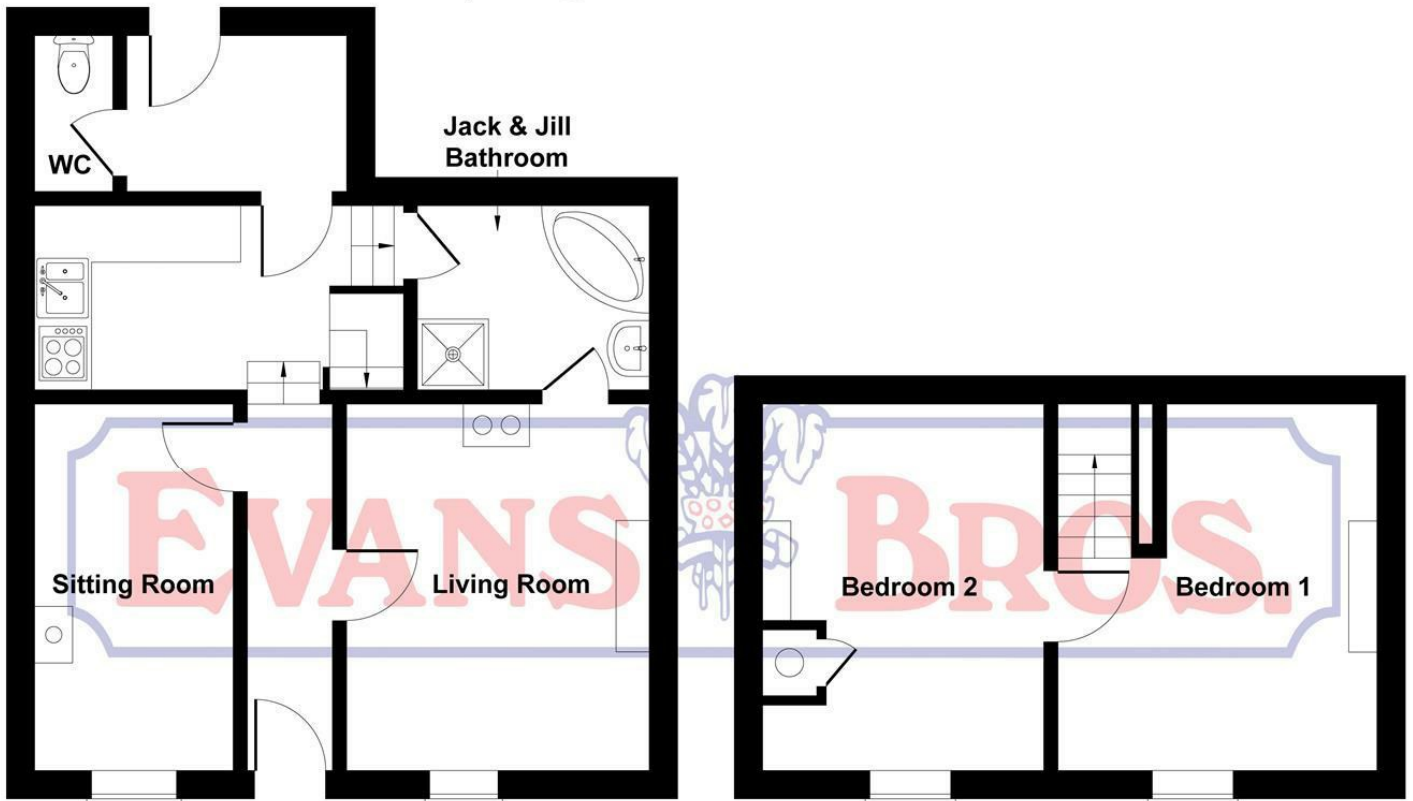
REGISTERING FOR THE AUCTION

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website www.evansbros.co.uk search for "Llansawel" 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 11th February 2026 and closing at 7.30 pm on 12th February 2026 (subject to any bid extensions).

GUIDE PRICE

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.

2 Spring Terrace Llansawel



GROUND FLOOR

FIRST FLOOR

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. 2025



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	45
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
	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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