



## Mountain Cottage, Llanddowror, SA33 4HZ

For Sale by Online Auction on Thursday the 29th January 2026 between 12pm and 3pm. Auction Guide Price £70,000 - £75,000.

A rare opportunity to acquire this traditional detached 2 bedroom cottage in need of total renovation, situated down a long shared track, approximately 3 miles from the pretty estuary village of Laugharne and 4 miles from the coastal resort of Pendine. The cottage is set within a good size plot and is offered for sale with an old detached outbuilding/cow shed. There are lovely country views and huge potential, making this a fantastic opportunity for a buyer seeking a project, well off the beaten track!

### Situation

The cottage is situated roughly half a mile down a shared track, in a rural area with surrounding farmland and fields. Although it is set well off the beaten track, there is a neighbouring bungalow and disused farm buildings close by. Please look at the plan within the auction selling pack for identification.

### Accommodation:

#### Porch



#### Kitchen



### Living Room



### Utility



### Bathroom



### First Floor

## Bedroom 1



## Bedroom 2



## Externally

The property is set within a generous plot, roughly half an acre in size, with off road parking, a small adjoining outbuilding to the side of the cottage and a much larger detached old cow shed. The property is reached via a long shared track.

## Directions

What Three Words: ///reference.example.talents

From Narberth travel to the Red Roses cross roads junction, by the Sporting Chance pub (SA34 0PD) and proceed straight across onto the B4314 road for 2.5 miles. Then take the next left on another smaller crossroads signposted to Laugharne. Travel for 1.9 miles until seeing on the left hand side a slate/blue modern house and some outbuildings. Turn left here onto the track which leads to the property, identified by our JJMorris pointer sign. Please note the track is over half a mile long and is very bumpy, not suitable for low profile vehicles.

## Auction

The property is to be sold via online auction on Thursday the 29th January 2026 between 12pm and 3pm. Guide Price £70,000 - £75,000. You have to register via our website to view the legal pack and to bid.

Please note that we charge a buyers administration fee of £1,000 plus VAT (£1,200 Inc VAT), upon completion of the sale.

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection.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/>

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.

## How To Bid

Please visit our website, [jjmorris.com](http://jjmorris.com), then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack.

## Utilities & Services.

Heating Source: N/A Believed to be redundant

Services -

Electric: Mains - See Legal Pack

Water: See Legal Pack - We understand the water is from a private source (a well) and is shared with the neighbouring bungalow.

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax Band: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///reference.example.talents

## Please Note

The property is sold as seen, including any contents and items left.

The shared access track is narrow, muddy and bumpy. Not

suitable for sports cars or large motorhomes.

There is a neighbour opposite and disused farm buildings close by.

There are public footpaths along the shared access tracks.

### **Broadband Availability.**

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 1mbps upload and 2mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage.**

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

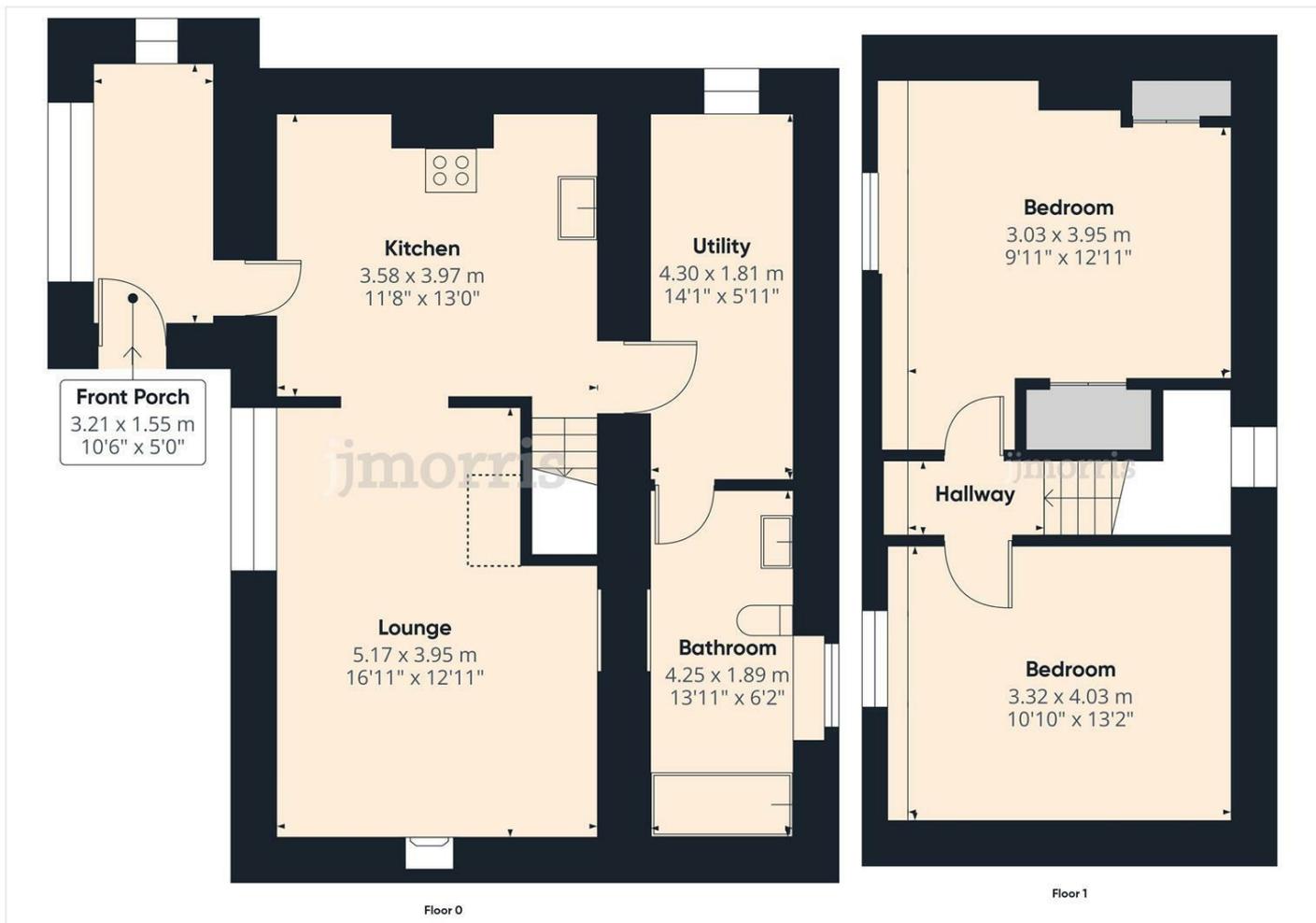
Vodafone Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

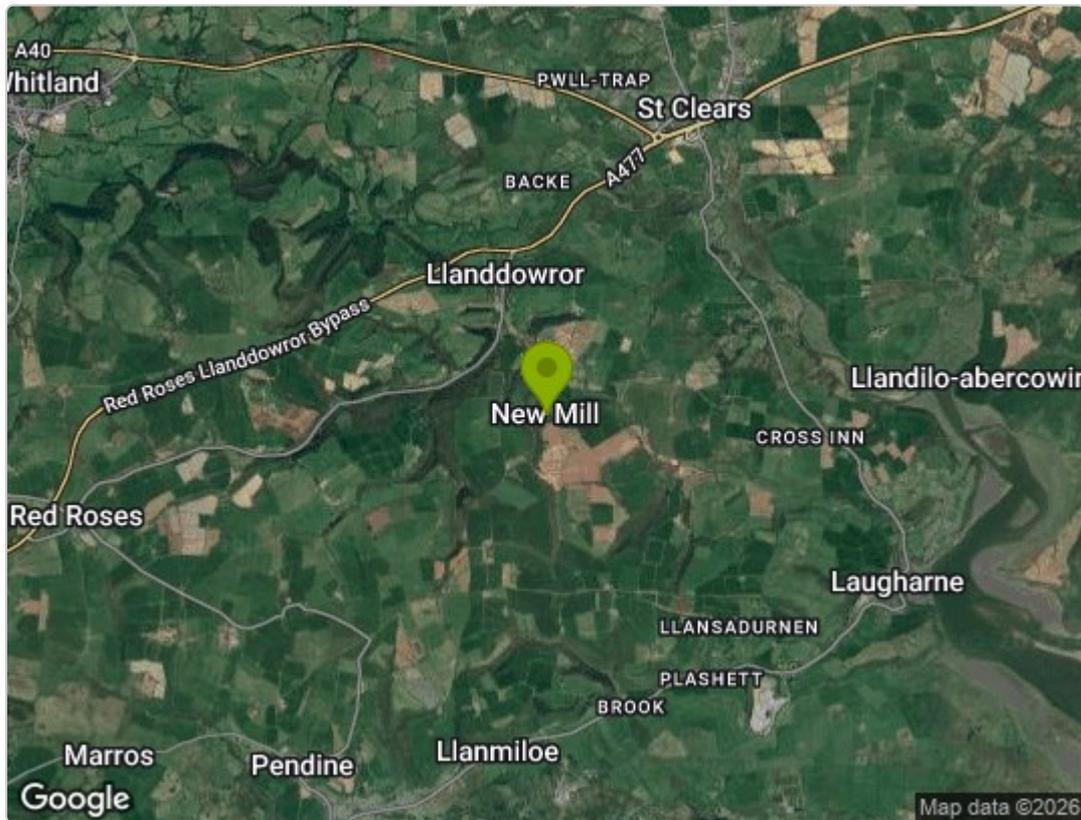




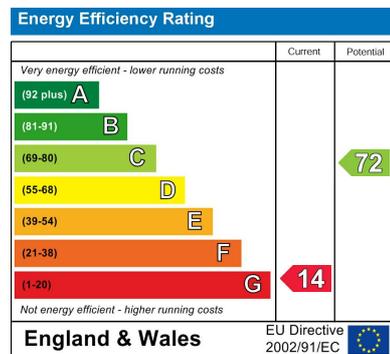
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorriss.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorriss.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorriss.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorriss.com