



8, Lon Yr Ysgol, Blaenporth, Cardigan, SA43 2BB

Guide price £99,000





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- Semi-detached, ex local authority bungalow
 - AUCTION GUIDE PRICE £99,000 + BUYERS FEES
 - Private garden to rear, and garden to front
 - Wooden outbuilding
- 1 bedroom plus reception room
 - In need of finishing off in places
 - Off road parking
 - AUCTION: Buyer's Premium Applies. Upon the fall of the hammer, the buyer shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged.
 - EPC rating : D
- Bidding opens on 29.04.26 12:00 and ends on 29.04.26 14:35.

About The Property

*** AUCTION PROPERTY – Guide Price £99,000 – Auction 29.04.26***

For sale by unconditional online auction, registration is now open. Bidding opens on 29.04.26 12:00 and ends on 29.04.26 14:35.

Located in Blaenporth, Cardigan, this semi-detached bungalow, in need of finishing off in places and completion of works to a rear extension (planning now lapsed therefore new planning permissions should be sought), offers a lot of potential to either finish extending or adapt to the owner's needs. Boasting 2 reception rooms, 1 bedroom, and 1 bathroom, this property is perfect for a single person or a couple looking for a project.

The entrance porch leads to a hallway that connects you to an open-plan kitchen/lounge with a cooker and fridge freezer. This space lends itself well for creating an ideal space for entertaining guests or simply relaxing after a long day. There is a family bathroom complete with a bath, shower, w/c, and sink.

The property features 1 double bedroom, with an additional versatile reception room that could be adapted into a second bedroom, it has a door to the rear garden and another to the bedroom. The main bedroom offers a lovely touch with patio doors opening out to the rear garden, perfect for enjoying a morning cup of tea.

Outside, the bungalow offers driveway parking for 1 vehicle plus one allocated off-road parking space. The front of the property also features a well-maintained lawn area, and a range of flower and shrub borders, The rear garden boasts a lawn with a path around it, creating a private area for outdoor relaxation.

Additionally, there is a timber outbuilding in the rear garden. The current owner uses this as overflow accommodation. This versatile space includes a lounge area, kitchen facilities, and a cosy log burner for those chilly evenings. The outbuilding also features a shower, w/c, and a room with a bed, offering flexibility for various uses according to your needs including workshop, studio, etc.

Guide price £99,000



AUCTION INFORMATION AND FEES

AUCTION VIEWING DATES:

TBC

FULL INFORMATION FOUND ON [SOUTHWALES.TOWNANDCOUNTRYPROPERTYAUCTIONS.CO.UK](https://southwales.townandcountrypropertyauctions.co.uk/lot/details/178534#details) WEBSITE – <https://southwales.townandcountrypropertyauctions.co.uk/lot/details/178534#details>

UNCONDITIONAL LOT:

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (6% INC vat - subject to a minimum of £5,000+VAT (£6,000 INC vat)) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

PRE-AUCTION OFFERS:

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact www.townandcountrypropertyauctions.co.uk

SPECIAL CONDITIONS:

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.



AUCTION – MORTGAGE BUYERS

This property is also available for mortgage buyers, offering a great opportunity for those looking to finance their purchase. Whether you're a first-time buyer of an experienced investor, we can provide guidance and support throughout the process. For more information or to explore your financing options please do not hesitate to contact us – we are here to help.

AUCTION INFORMATION

* The Guide Price given is an indication as to where the Reserve is currently set. The Reserve is the minimum price that the auctioneer is authorised by the vendor to sell the property for. It is subject to change throughout the marketing period. Where the Guide Price is a single figure, the current Reserve will not be more than 10% above that single figure, and where a price range is given (i.e. £50,000 – £55,000), the Reserve will not exceed the upper level of the range. It is not necessarily what the auctioneer expects it will sell for.

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

Viewing: Due to the nature and condition of auction properties, the auctioneers highlight the potential risk that viewing such property carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lots offered. Viewings are conducted entirely at the potential buyers own risk, these properties are not owned or controlled by Town & Country Property Auctions and the auctioneers will not be held liable for loss or injury caused while viewing or accessing the lot. Due to the nature of some auction properties, electricity may not be turned on, therefore viewing times are restricted. Viewers will need to bring their own lighting/ ladders if wanting to inspect cupboards, cellars and roof spaces. Some viewings are carried out by third party agents and we will endeavour to give appropriate notice should the published viewing time change. Town & Country Property Auctions will not be liable for any costs or losses incurred due to viewing cancellations or no shows.

All auctioneer fees and deposits stated are non-refundable. The

deposit will be applied toward the final purchase price. Auctioneer fees, while not contributing to the purchase price, will still be included in the total chargeable consideration of the property when calculating Stamp Duty Land Tax, Land Transaction Tax, or Land and Buildings Transaction Tax (as applicable depending on whether the property is located in England, Wales, or Scotland).

Porch
6'2" x 3'7" (1.889 x 1.096)

Hallway
16'8" x 5'4" (5.098 x 1.631)

Family Bathroom
9'0" x 8'9" (2.753 x 2.684)

Lounge area
11'11" x 10'5" (3.640 x 3.198)

Kitchen area
15'6" x 9'1" (4.747 x 2.779)

Reception room
8'0" x 6'6" (2.449 x 1.985)

Bedroom 1
12'1" x 10'1" (3.706 x 3.078)

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS
PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: B – Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil
BROADBAND: Not Connected – PLEASE CHECK COVERAGE FOR
THIS PROPERTY HERE – <https://checker.ofcom.org.uk/> (Link to
https://checker.ofcom.org.uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please
check network providers for availability, or please check
OfCom here – <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk)
BUILDING SAFETY – The seller has advised that there are none
that they are aware of.
RESTRICTIONS: The seller has advised that there are none that
they are aware of.
RIGHTS & EASEMENTS: The seller has advised that there is a
rent charge on this property whereby the owners have to pay

Ceredigion County Council yearly.
FLOOD RISK: N/A – Surface Water: N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are
no applications in the immediate area that they are aware of.
in regards to their extension, they were granted permission
2010 planning number A100740 / A050800 but the build has
not been completed 2 walls have been erected. The planning
portal states that this permission expired in 2015.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there
are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there
are none that they are aware of as this area is not in a coal or
mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A
PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you
buy property or land in Wales, this is on top of the purchase
price. This will vary on each property and the cost of this can
be checked using the Land Transaction Tax Calculator on the
Gov.Wales website [https://www.gov.wales/land-transaction-](https://www.gov.wales/land-transaction-tax-calculator)
tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one
residential property, you could be liable to pay a higher rate
of Land Transaction Tax (sometimes called second home Land
Transaction Tax). This will vary on each property and the cost
of this can be checked using the Land Transaction Tax
Calculator on the Gov.Wales website
<https://www.gov.wales/land-transaction-tax-calculator> – we
will also ensure you are aware of this when you make your
offer on a property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF
OF FUNDS: As part of our legal obligations to HMRC for Money
Laundering Regulations, the successful purchaser(s) will be
required to complete ID checks to prove their identity.
Documents required for this will be a valid photo ID (e.g.
Passport or Photo Driving Licence) and proof of address (e.g.
a recent Utility Bill/Bank Statement from the last 3 months).
Proof of funds will also be required, including any bank or
savings statements from the last 3 months & a mortgage
agreement in principle document, if a mortgage is required.
Please ensure you have these in place at the point you make
an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or
a property with land, you may be liable to pay Capital Gains
on the gains made on the property. Please discuss this with
an accountant to find out if any tax will be liable when you
sell your home. More information can be found on the Gov.UK





Directions

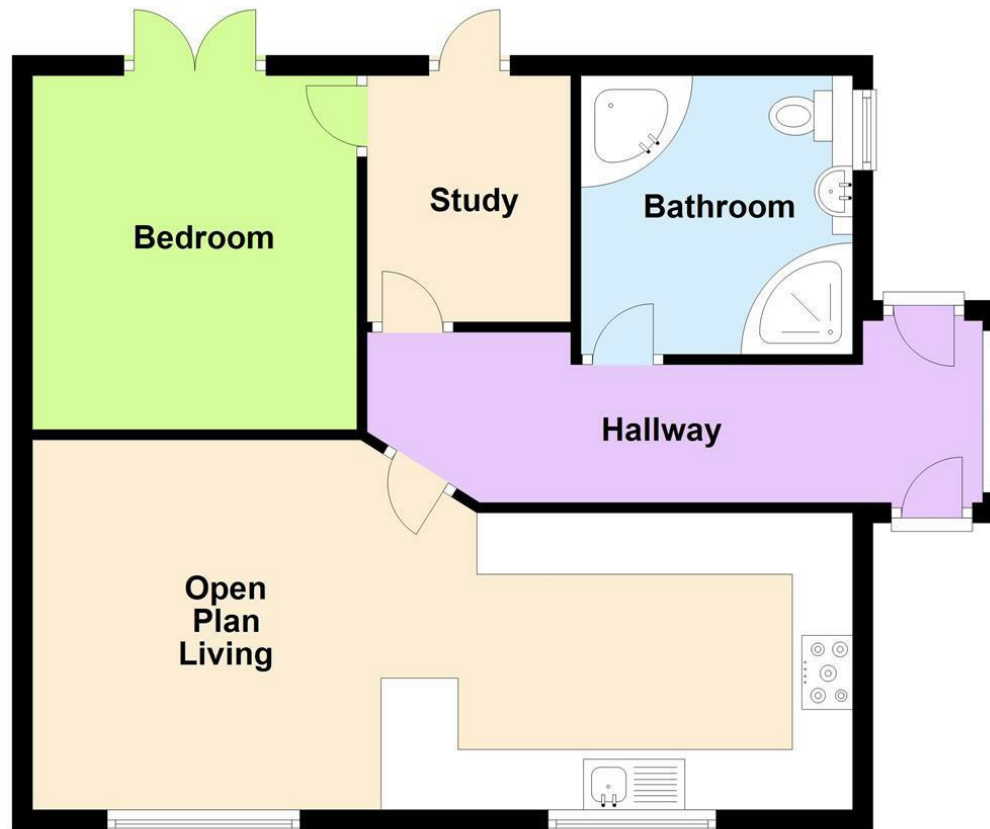
From Cardigan travel north on the A487 for approx 6 miles into the village of Blaenporth, in the village along the long straight road, turn left onto Lon Yr Ysgol road, continue down the road for approx 600 yards and it is the last in the row of ex-local authority bungalows on your left, denoted by our for sale sign.

INFORMATION ABOUT THE AREA:

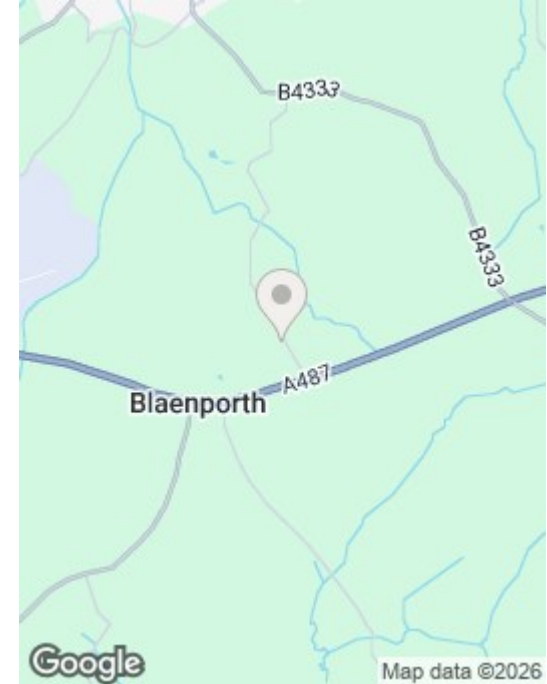
Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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