



Y Deri, Cware Ffinant, Newcastle Emlyn, SA38 9HP

Auction Guide £140,000



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- Detached two-bedroom bungalow on a plot of around 0.44 acres
 - 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.
 - Driveway and gated front garden with parking for several cars
 - Within walking distance of Newcastle Emlyn town centre
 - Bidding opens on 24/09/2025 10:00 and ends on 24/09/2025 12:05.
- AUCTION GUIDE PRICE £140,000 + BUYERS FEES
 - Recently renovated with new kitchen, flooring, plastered walls, electrics, and heating
 - Mature woodland to the rear with oak and hazel trees
 - For sale by unconditional online auction, registration is now open.
 - Energy Rating: D

About The Property

*** AUCTION PROPERTY – Guide Price £140,000 – Auction 24.9.25***

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Looking for a home within walking distance of Newcastle Emlyn yet surrounded by its own woodland? This detached two-bedroom bungalow sits on a generous plot with parking, new interiors, and scope for further improvement.

This detached two-bedroom bungalow offers a rare mix of town convenience and natural surroundings, set on a plot of around 0.44 acres with its own woodland to the rear. Located within easy walking distance of Newcastle Emlyn town centre, the property provides a balance of accessibility and privacy that is hard to find.

The bungalow has recently undergone extensive updating following water damage in the winter of 2022, when severe frost caused a burst pipe. Since then, the property has been stripped back and renewed, now benefiting from a newly fitted kitchen, new flooring, re-plastered walls, upgraded electrics, and a new central heating system powered by an external oil-fired combi boiler. The bathroom is partway through refurbishment, with a toilet already in place and the space ready for a new bath or shower unit, plus a wash hand basin to be fitted by the new owners.

Approached via a small lane, the property has its own gravelled driveway that continues to a gated entrance leading into the front garden and parking area. Here there is space to park two or three cars, with additional parking available along the private drive if required. A lawned section with a patio lies to the front of the lounge, and pathways lead to both the front and side entrances.



Details Continued:
Inside, the hallway provides access to all main rooms and includes a useful cupboard suited to shoes, coats, or general storage. The lounge has French doors to the front, a window overlooking the rear garden, and a wide opening into the kitchen-diner. Modern grey wood-effect laminate flooring runs through both spaces, tying the rooms together.

The kitchen is fitted with a matching range of wall and base units under a worktop, with integrated fridge-freezer, built-in electric oven, and a five-ring LPG gas hob with extractor above. There is space and plumbing for a washing machine or dishwasher, and a rear door leading to the side of the property. A dining table fits easily here, making it a practical, modern space.

The two bedrooms are both doubles, one with access to the loft and the other with a built-in wardrobe. The bathroom space is ready for completion, currently containing a fitted toilet

and with scope to install either a bath or double shower. A built-in cupboard within the bathroom is ideal for towels or linen.

Externally:
Outside, the property is surrounded by mature trees and hedged boundaries, giving a private, natural feel. The front garden includes a lawn, gravelled parking area, and a patio, as well as pathways leading to further garden space where an older caravan remains (this is damaged beyond repair and will need to be removed by the new owners). A container unit at the front is useful for storage, and a garden shed, oil tank, and disused pond lie to one side. Gravelled paths lead around to the rear where the LPG gas bottles are stored.

Beyond the bungalow itself, the plot rises to an area of woodland at the rear. This natural section, with mature oaks and hazels, has been left to rewild in recent years, encouraging wildlife and creating a small pocket of nature right by the town. The gardens, both front and rear, could

benefit from further landscaping to create tiered and usable areas, and there is scope, subject to the usual permissions, to extend the property to the back if additional living space were required.

Overall, this is a property that offers far more than its first appearance suggests. Recently modernised yet still leaving scope for finishing touches, it provides a practical home within walking distance of Newcastle Emlyn’s shops, cafes, and services. At the same time, the mature woodland and natural surroundings create a setting rarely available so close to town. For those looking for a home in West Wales with a connection to nature and the convenience of amenities, this bungalow is a strong opportunity. Cardigan Bay and the coast are also within easy reach, adding further appeal to the location.

AUCTION INFORMATION AND FEES

AUCTION VIEWING DATES:

Tuesday 2nd September at 4.30pm – 5pm
Wednesday 10th September at 10.30am – 11am
Thursday 18th September at 4pm – 4.30pm

FULL INFORMATION FOUND ON

[SOUTHWALES.TOWNANDCOUNTRYPROPERTYAUCTIONS.CO .UK](https://southwales.townandcountrypropertyauctions.co.uk)
WEBSITE –
<https://southwales.townandcountrypropertyauctions.co.uk/lot/details/159801>

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.

INFORMATION ABOUT THE AREA:

Newcastle Emlyn is a historic market town found within the stunningly beautiful Teifi Valley which offers an array of independent shops, restaurants, cafes, pubs, Norman Castle, both primary and secondary schools and many other local amenities. Straddling the Ceredigion and Carmarthenshire border, Newcastle Emlyn provides a perfect base from which to explore the best of both counties and also nearby North Pembrokeshire including the stunning coastlines of Cardigan Bay in West Wales. 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.

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Hallway
11’7” x 6’1” max

Lounge
16’7” x 16’6” max

Kitchen/Diner
16’7” x 10’4”





Bedroom 1

12'10" x 10'1"

Bathroom

7'1" x 10'0" max

Bedroom 2

13'2" x 10'5" max

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: D – Carmarthenshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build with Timber Framed double glazed Windows

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Available in area but Not Connected – TYPE –

Superfast & Standard are both available in the area- PLEASE

CHECK COVERAGE FOR THIS PROPERTY HERE –

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](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](https://checker.ofcom.org.uk/))

BUILDING SAFETY – The seller has advised that there are no issues that they are aware of other than a bath/shower and wash hand basin need to be installed in the bathroom, and there is an old pond to the far side of the property.

RESTRICTIONS: The seller has advised that the property is within a conservation area. Covenants apply – (1). (a) not to cause a nuisance or annoyance or obnoxious to the neighbours, (b) not to use the garden for anything except as a garden ground and not to erect any buildings or structures thereon, (2) not to obstruct or interfere with the use of the accessway and to pay a fair proportion of the cost of repairing and maintaining the said accessway. (Although the driveways have since been split so this may not apply now).

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea – 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.

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-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. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

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 website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

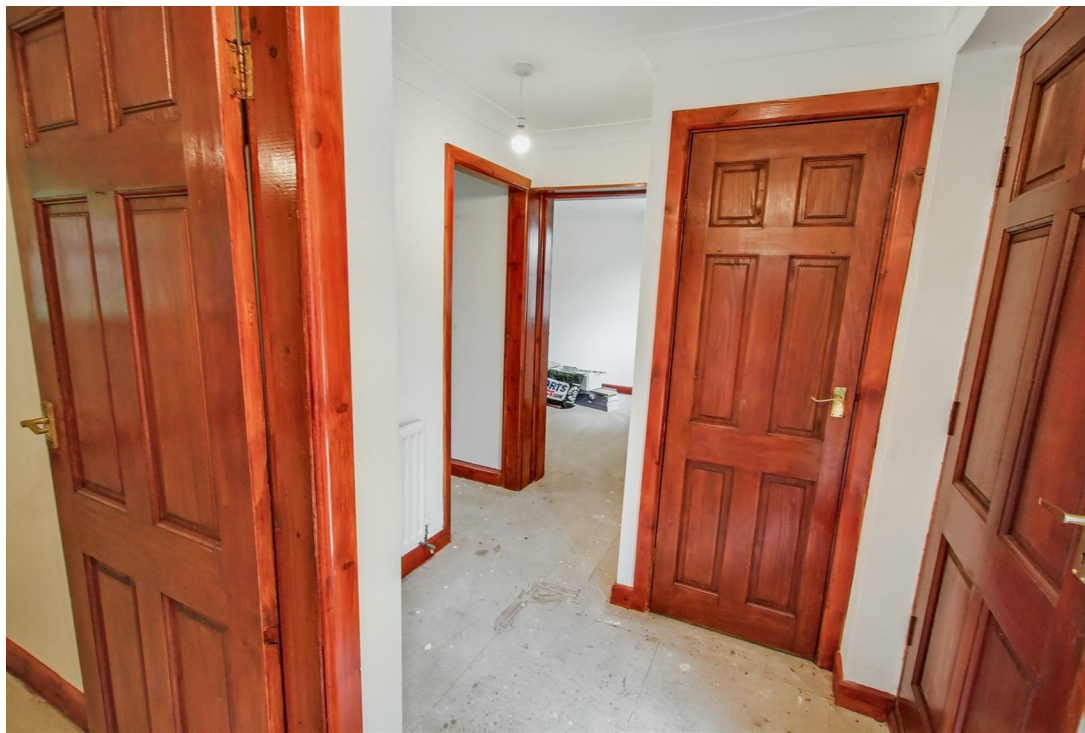
VIEWINGS: By appointment only. Please read all the above information carefully. The owner of this property is related to one of the company directors.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/HW/08/25/OK







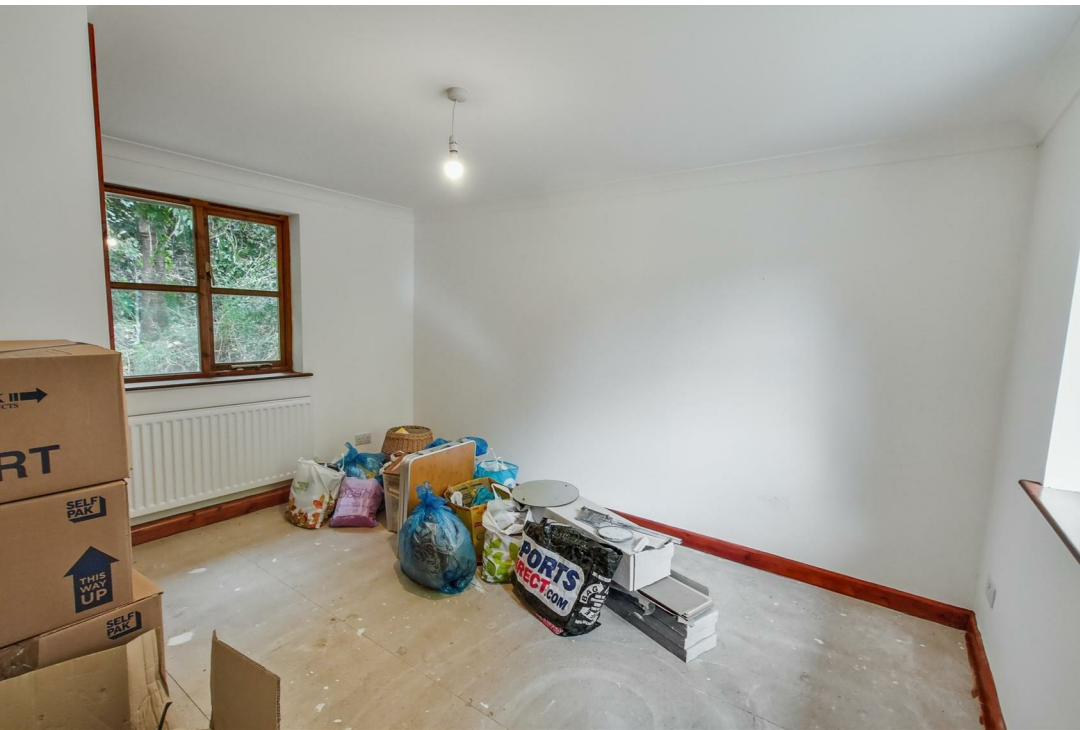
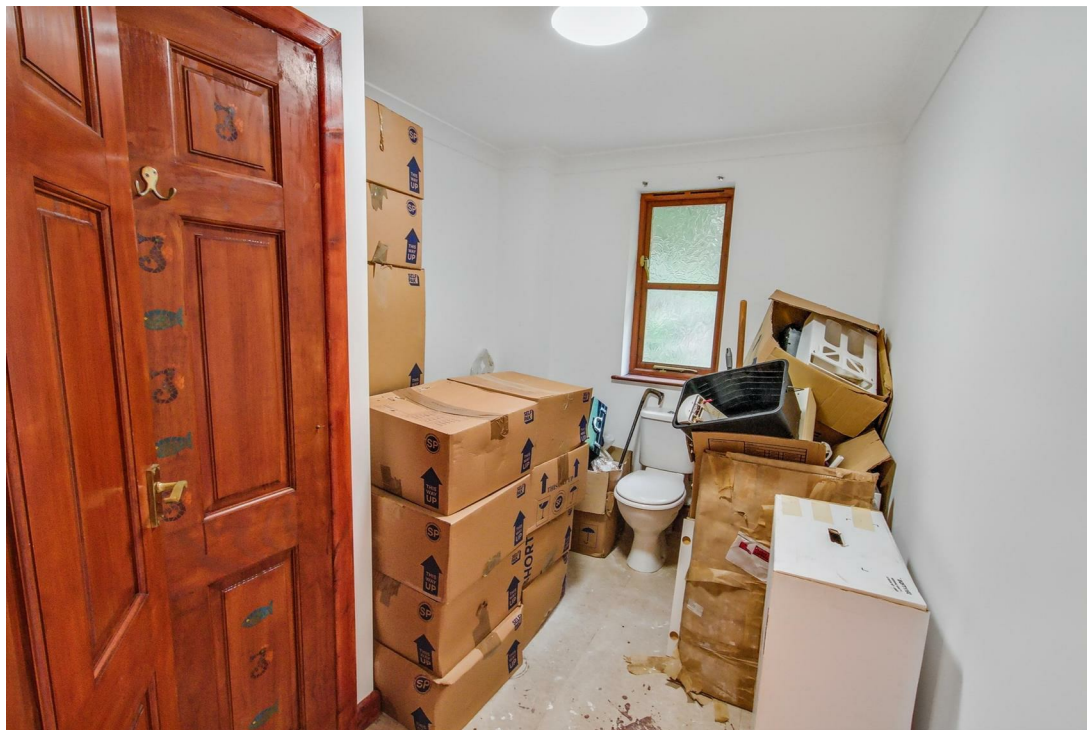


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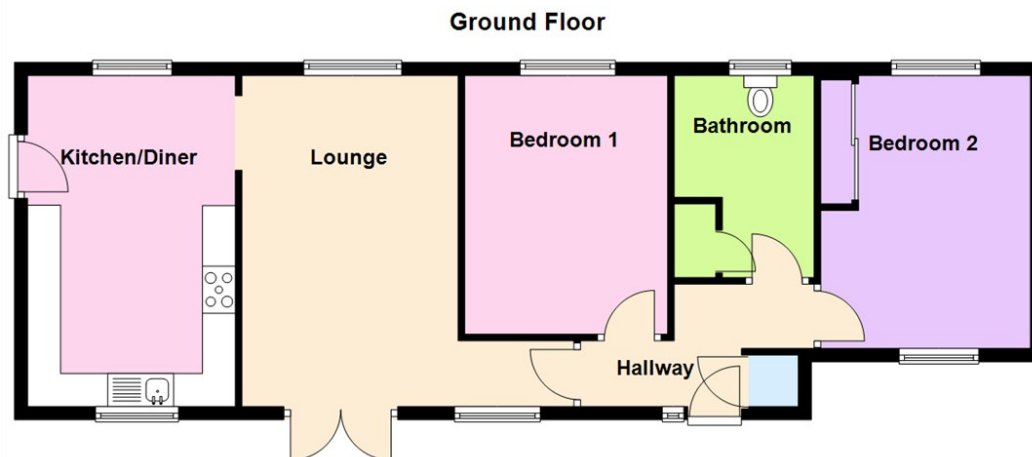




DIRECTIONS:

Go into Newcastle Emlyn from Aberporth direction and travel through the town centre. At the end of the road turn left onto the A484, then take your first right (next to Glyn Nest Nursing Home). Take the first right at the bottom of the hill up Quarry Ffinant, go down this road a short way and you will see two driveways side by side on the right-hand side before the road turns to grass - take the first driveway into the property. What3words to the drive -
///otter.mulls.messed What3words to the actual bungalow -
///auctioned.rots.hardly





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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