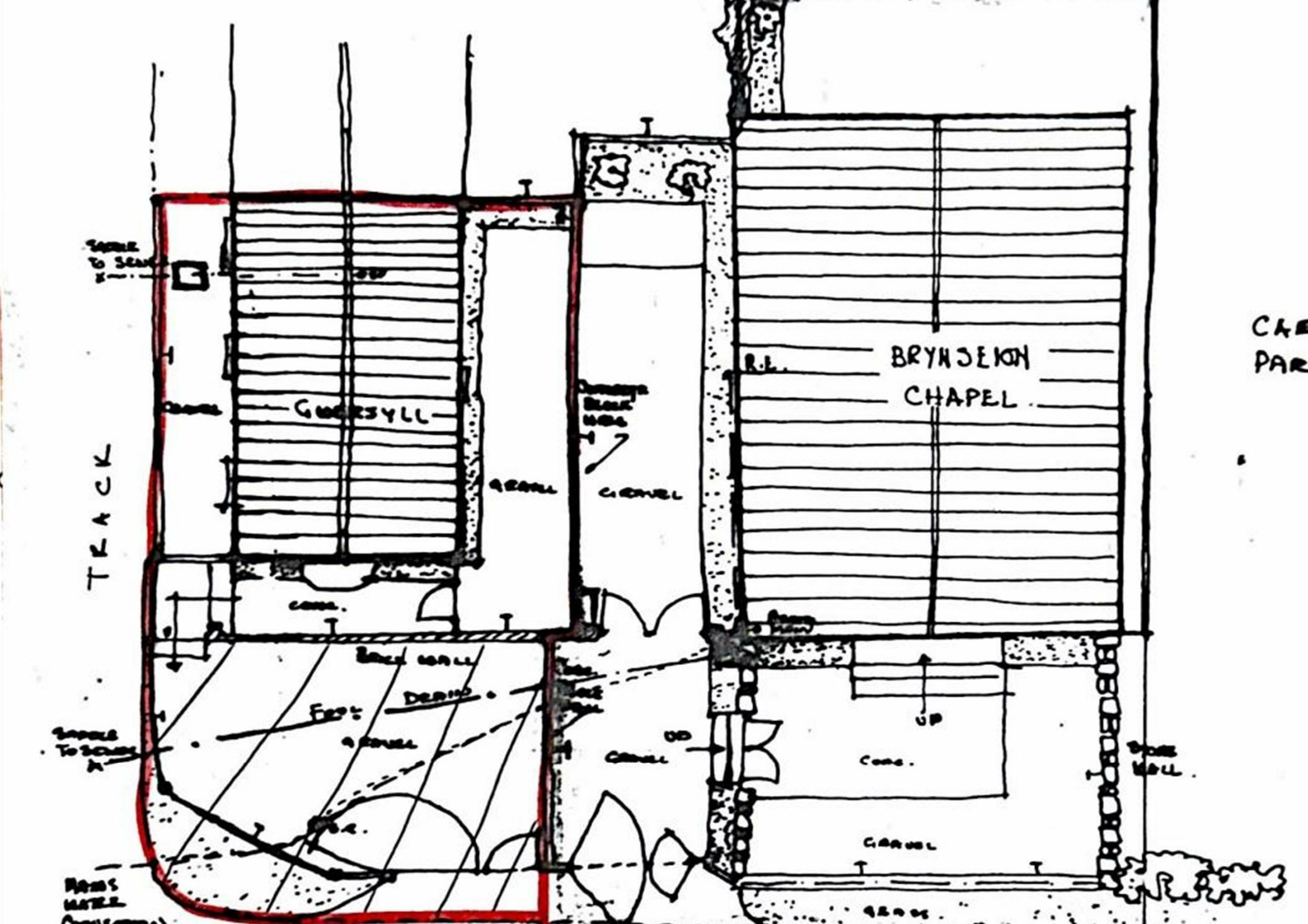


CARDIGAN
BAY
PROPERTIES
EST 2021

Caradoc Cottage "Gwersyll", Aberporth, Cardigan, SA43 2EX

Guide price £45,000

2 1 1



TRACK
GWERSYLL
GRAVEL
GRAVEL
BRYNSEION
CHAPEL
R.E.
CONC.
BRICK WALL
FOOT DRAIN
GRAVEL
GRAVEL
UP
UP
CONC.
GRAVEL
GRASS

Caradoc Cottage "Gwersyll", Aberporth, SA43 2EX

Guide price £45,000

- AUCTION PROPERTY: GUIDE PRICE* £45,000+ fees.
- Semi-Detached timber dwelling
- Freehold property
- Sea Views
- garden area
- Bidding Opens On 28th Oct 2026 12:00 Scheduled End Date 28th Oct 2026 14:35
- We have limited information on this property due to the nature of this sale.
- It is unsafe to enter this dwelling in its current condition
- Off street parking
- EPC Rating : TBC



About The Property

*****AUCTION PROPERTY: GUIDE PRICE* £45,000+ fees.*****

For sale by unconditional online auction, registration is now open. Bidding Opens On 28th Oct 2026 12:00 Scheduled End Date 28th Oct 2026 14:35

VIEWING DATES:
8th October (Thursday) 2pm
14th October (Wednesday) 10am
17th October (Saturday) 2pm
21st October (Wednesday) 10am

Freehold semi-detached timber dwelling; we have limited information on this property due to the nature of this sale.

A rare opportunity to acquire a property in the popular coastal village of Aberporth, offering significant potential for an experienced developer, builder or investor.

The property is currently in a very poor state of repair and requires extensive works to bring it back to a sound and habitable condition. Prospective purchasers should be aware that, depending on their assessment of the existing structure, demolition and redevelopment may also be considered, subject to obtaining any necessary planning permissions and consents.

The property therefore presents an opportunity for a buyer looking to undertake a substantial renovation project or explore the potential of the site.

Aberporth is a sought-after West Wales coastal village, well known for its sandy beaches, attractive coastline and access to the Wales Coast Path. The nearby town of Cardigan provides a wider range of shops, services and amenities.

An unusual opportunity in a desirable coastal location with considerable potential for the right purchaser.

AUCTION INFORMATION AND FEES
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.

Bidding Opens On 28th Oct 2026 12:00
Scheduled End Date 28th Oct 2026 14:35

Buyers Premium
* Plus 5% Buyers Premium + VAT

FULL INFORMATION FOUND ON SOUTHWALES.TOWNANDCOUNTRYPROPERTYAUCTIONS.CO.UK WEBSITE - https://southwales.townandcountrypropertyauctions.co.uk/lot/details/d776be2a-2b00-4341-99fd-db9f835497cd?searchToken=PGNyaXRlcmlhIHBhZ2U9IjEiIHBhZ2VTaXplPSIIMCIgc2hvd0FsbD0iZmFsc2UiIG9yZGVyPSIyIiB2aWV3PSIwIjwvPC9maWx0ZXI-PC9jcml0ZXJpYT41

VIEWING DATES:
8th October (Thursday) 2pm
14th October (Wednesday) 10am
17th October (Saturday) 2pm
21st October (Wednesday) 10am

Material Information
Each Lot is sold in its existing condition and state of repair. Buyers are deemed to have inspected the Property and satisfied themselves as to its condition, structure and suitability prior to bidding. Town & Country Property Auctions gives no warranty or guarantee as to the condition, structure, construction, repair or suitability of any Property, or the working order of any fixtures, fittings, services, heating systems or appliances included in the sale. No objection, claim or recourse shall be made against Town & Country Property Auctions in respect of these matters. Purchasers requiring mortgage finance or other funding are advised to arrange this prior to the auction and should satisfy themselves that the Property meets their lender's requirements. Material information relating to the Property will be provided within the Legal Pack. To download the Legal Pack, please visit tcpa.co.uk.

Pre Auction Offers Are Considered
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 us.

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.

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.

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

COUNCIL TAX BAND: A - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Timber construction
SEWERAGE: Unknown: either Private Drainage or Mains Drainage
ELECTRICITY SUPPLY: Mains









WATER SUPPLY: Mains
HEATING: Unknown
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 NO ENTRY IS PERMITTED INTO THIS DWELLING, a viewer is able to look through the entrance door, but it is unsafe to enter as the ceilings have collapsed, the floor is unsafe, the wiring is live so also unsafe due to the condition, and it is unhygienic to enter due to the condition, We think there is also asbestos in the property.
RESTRICTIONS/COVENANTS: The seller has advised that they are not aware of any, but as it is inherited, they are not familiar with the property at all.
RIGHTS & EASEMENTS: Please see auction legal pack.
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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties
*** AUCTION PROPERTY - Guide Price £45,000- Auction *** For sale by unconditional online auction, registration is now open. Bidding Opens On 28th Oct 2026 12:00. Scheduled End Date 28th Oct 2026 14:35

AUCTION VIEWING DATES:
8th October (Thursday) 2pm
14th October (Wednesday) 10am
17th October (Saturday) 2pm
21st October (Wednesday) 10am

FULL INFORMATION FOUND ON SOUTHWALES.TOWNANDCOUNTRYPROPERTYAUCTIONS.CO.UK WEBSITE - https://southwales.townandcountrypropertyauctions.co.u 2b00-4341-99fd-db9f835497cd?searchToken=PGNyaXRlcmlhIHBhZ2U9IjEiIHBhZ2VTaXplPSI1I PC9maWx0ZXI-PC9jcml0ZXJpYT41

NO ENTRY IS PERMITTED INTO THIS DWELLING, a viewer is able to look through the entrance door, but it is unsafe to enter as the ceilings have collapsed, the floor is unsafe, the wiring is live and therefore unsafe due to the condition, and it is unhygienic to enter due to the condition. We think there is also asbestos in the property. Freehold semi-detached timber dwelling; we have limited information on this property due to the nature of this sale. We have been informed being sold as seen with nothing being removed.

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.

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.

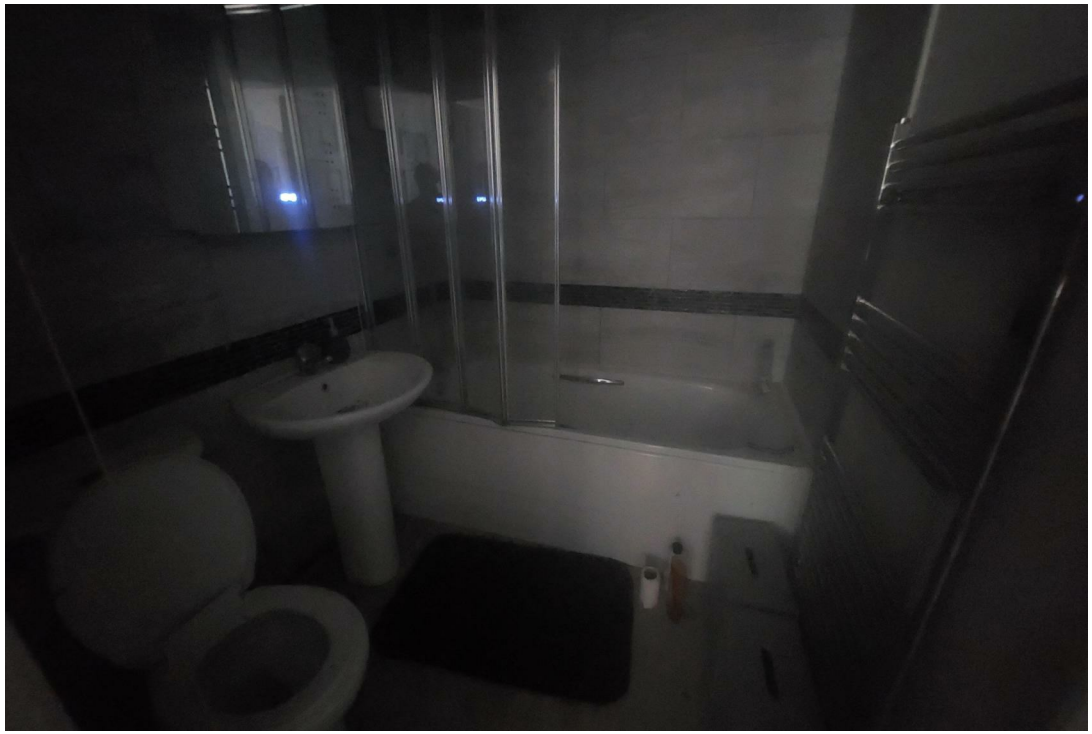
TR/TR/10/26/TR/OK


















AV51 NUA






Y347 VDC

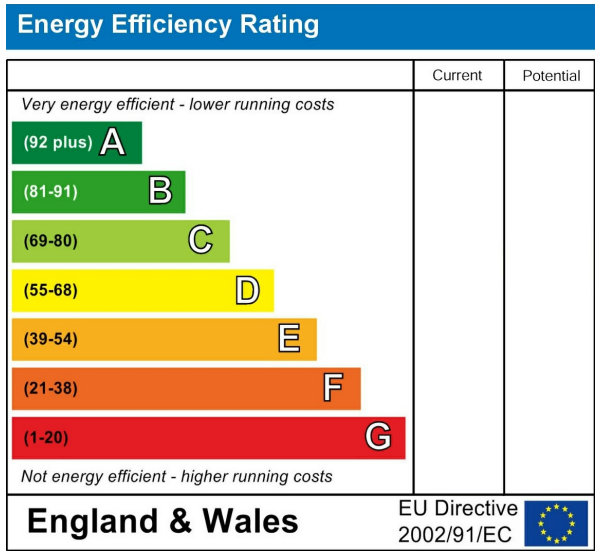


DIRECTIONS:

From Cardigan head north along the A487 until you reach the roundabout by the airfield. Take the first left heading to Aberporth and take the first left at the next roundabout. Drive down and around Aberporth and go past the newly built village hall on your right. At the top of the hill, at the small mini roundabout turn left and follow this road down towards the end. take the last right turn, down a no-through road, and the timber dwelling is in front of you.

What3Words: ///deals.walls.chips





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

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ
T. 01239 562 500 | E. info@cardiganbayproperties.co.uk
www.cardiganbayproperties.co.uk

CARDIGAN BAY PROPERTIES
EST 2021