



## PUBLIC AUCTION

(Subject to conditions of sale and unless sold previously)

To be held at

**The Rasoï Indian Kitchen  
(Formerly The Glamorgan Arms)  
Pontlliw, Swansea, SA4 9DY**

On

**Thursday 24th March 2022  
at 3 PM.**

**This is a business event and strict current covid restrictions must be followed -**

**Genuine interested parties only to attend with one person from each household. Face masks must be worn and social distancing adhered to. Prospective purchasers must register with the Auctioneers prior to attending the sale.**

For sales particulars and further information contact the Auctioneers Office at Druslyn House, De la Beche Street, Swansea. Tel: 01792 650705

## To Include:

	<p><b>LOT 1</b></p> <p><b>Land lying to the west of Furzehill, Ilston, Swansea, SA2 7LE</b></p> <p>In our opinion good quality pasture/arable land in four enclosures. This land parcel is capable of growing excellent crops of grass, clover and root and it creates a permanent pasture. Conveniently located with road frontage and gated access off. Mains water. In all about 13.39 acres.</p> <p><b>SOLICITORS - Douglas Jones &amp; Mercer, Axis Court, 16 Mallard Way, Swansea Vale, Llansamlet, Swansea, SA7 0AJ</b></p>		<p><b>LOT 2</b></p> <p><b>Plum Tree Cottage, Cwmdulais, Pontardulais, Swansea, SA4 8NP</b></p> <p>An excellent opportunity to acquire a 6-bedroom 2,500 sq. ft. detached property in need of complete renovation with static caravan and log cabin (CLEUD application currently being determined) set in 1.34 acre grounds in a quiet valley setting with wonderful views of Cwm Dulais, situated within 2 miles of Pontardulais and 4 miles of the M4 at Junction 47 (Penllergaer).</p> <p><b>SOLICITORS - Morr &amp; Co LLP, Prospero, 73 London Road, Redhill, RH1 1LQ</b></p>
<p>GUIDE PRICE <b>IN EXCESS OF £130,000</b></p>	<p><b>SOLD £185,000</b></p>	<p>GUIDE PRICE <b>£225,000</b></p>	<p><b>DNS</b></p>
	<p><b>LOT 3</b></p> <p><b>Cwmgwen, Pencader, Carmarthenshire, SA39 9HE</b></p> <p>An excellent re-development opportunity set within 8.42 acres comprising Grade II Listed 1800's Farmhouse and attached barn, with further traditional stone range (11 listed) modern stable to be housing building with approx 5.0 acre field, gate, well, 10 ponds, and stream (Nant Gwen) with feature weir. Any planning related enquiries please contact the Planning Department at the Carmarthenshire County Council.</p> <p><b>SOLICITORS - Red Kite Law LLP - 14-15 Spilman St, Carmarthen SA31 1SR</b></p>		<p><b>LOT 4</b></p> <p><b>Former Ysgol Furnace School, Furnace, Llanelli, Carmarthenshire SA15 4HT</b></p> <p>A detached former schoolhouse retaining many original character features within the building extending to 2,728 sq. ft. (237 sq. m.) and attached portacabin of 11,547 sq. ft. (1257 sq. m.) in need of total renovation work, with a further two detached portacabins all set on a spacious plot area extending to 1.00 acre (0.40 hectares) in total.</p> <p><b>SOLICITORS - Head of Administration and Law, Carmarthenshire County Council, County Hall, Carmarthen SA31 1ZD</b></p>
<p>GUIDE PRICE <b>£150,000</b></p>	<p><b>SOLD £210,000</b></p>	<p>GUIDE PRICE <b>£60,000</b></p>	<p><b>SOLD £267,000</b></p>