



**To Include:**

**PUBLIC AUCTION**

(Subject to conditions of sale and unless sold previously)

To be held at

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

On

**Thursday 27th April 2023 at 3PM.**



GUIDE PRICE  
**£200,000.00**

**LOT 1**

**Dolycoed, Rhyddwen Road, Craig Cefn Parc, Swansea, SA6 5RG**

A detached 2 bedroomed house in need of updating and building works together with purpose built stable block, garden, grounds and paddock in all just under 1 acre. In our opinion positioned in a quiet semi-rural locality.

Solicitors: Smith Llewelyn Partnership  
Solicitors, 3rd Floor, 11 - 12 Wind Street,  
Swansea SA1 1DP



GUIDE PRICE  
**£75,000.00**

**LOT 2**

**Land at Cefn Coed Isaf, Llandyfan, Ammanford, Carmarthenshire SA18 2TU**

A gently sloping habitat rich area comprising of unmanaged pastureland and woodland extending to approximately 30 acres, 20 acres of which is unmanaged grassland and a further 10 acres of sparsely populated mixed broadleaf woodland which includes historic lime kilns, providing opportunities for both agricultural occupiers and conservation purchasers.

Solicitors: Edward Harris Solicitors,  
Tredegar Fawr, Llanyfelach,  
Swansea SA5 7LS



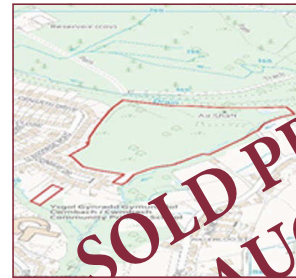
GUIDE PRICE  
**£35,000.00**

**LOT 3**

**Land adjoining 16 Brynmill Avenue, Brynmill, Swansea SA2 0BT**

A rare opportunity to acquire a plot of land in a popular residential area measuring approx. 7m frontage by 20m depth with re-development potential subject to the necessary planning consents. All planning related enquiries to the City & County of Swansea Council Planning Department.

Solicitors: John Morse Solicitors,  
St Helens House, 156 St Helens Road,  
Swansea SA1 4DG



GUIDE PRICE  
**£20,000.00**

**LOT 4**

**Land lying East of Coarth Drive, Cwmbach, Bardsare, Mondda Cynon Taf**

An opportunity to acquire a conveniently situated area of mixed broadleaf quality woodland extending to approx. 12.90 acres in total. All planning related enquiries to Mondda Cynon Taf Planning Department.

Solicitors: Armstrong Teasdale Limited,  
38 - 43 Lincoln's Inn Fields,  
London WC2A 3PE



GUIDE PRICE  
**£300,000.00**

**LOT 5**

**Carnawllon Fawr Farm, Ponthenri, Llanelli, Carmarthenshire SA15 5PF**

A conveniently situated improvable farm comprising detached farmhouse and a range of outbuildings, all of which is in need of renovation and improvement works with ringfenced improvable grazing land and established broadleaf woodland extending to approx. 94 acres in total. All planning related enquiries to Carmarthenshire County Council.

Solicitors - Armstrong Teasdale Limited,  
38 - 43 Lincoln's Inn Fields,  
London WC2A 3PE

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

Prospective purchasers must register with the Auctioneers prior to attending the sale.