



**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 14th July 2022 at 3 PM.**



GUIDE PRICE  
**£150,000.00**

**LOT 1**

**Cefn Fforest Farmhouse, Felindre, Swansea, SA5 7LY**

In our opinion a secluded smallholding consisting of the Grade II listed detached farmhouse, which is in need of building works and complete refurbishment, ranges of stables and outbuildings, two paddocks and woodland in all about 4.30 acres.

Solicitors - Morgan LaRoche,  
Bay House, PO Box 176, Phoenix Way,  
Llansamlet, Swansea, SA7 9YT



GUIDE PRICE  
**IN EXCESS OF £45,000.00**

**LOT 2**

**Amenity Land at Cwm Ivy, Llanmadoc, Swansea**

In our opinion a rare opportunity to purchase part of the Welsh coastline consisting of pasture to be used as a fish and shellfish pond located between Brygionton Bay and Whitford Sands on the Loughor Estuary. In all about 45 acres.

Solicitors - Hutchinson Thomas,  
Suite GF8 Ethos, Kings Road,  
Swansea Waterfront, SA1 8AS



GUIDE PRICE  
**IN EXCESS OF £400,000.00**

**LOT 3**

**Big House Farmhouse, Lunnon, Parkmill, Swansea, SA3 2EJ**

A rare opportunity to purchase this three bedroomed Grade II Listed farmhouse circa 1700. Retaining its character and interesting internal details. In need of some updating.

Together with generous size gardens, grounds, outbuildings and rickyard in all about 0.30 of an acre.

Solicitors - Red Kite Law,  
25 Pontardulais Road, Gorseinon,  
Swansea, SA4 4FE



GUIDE PRICE  
**£175,000.00**

**LOT 4**

**Crud Y Wawr, Tegryn, Pembrokeshire, SA35 0BE**

A conveniently situated 3-bedroom detached bungalow in need of modernisation. On plot with attached garage set in a spacious plot with large lawned grounds on the edge of the rural village of Tegryn with commanding rural views. We do note there is Japanese Knotweed on the property which is under a 5-year treatment plan and 10-year insurance backed guarantee.

Solicitors - Morgan & Richardson  
Solicitors, 7 St. Mary Street, Cardigan,  
Ceredigion SA43 1HB



GUIDE PRICE  
**£90,000.00**

**LOT 5**

**2 Saron Road, Bynea, Llanelli, Carmarthenshire, SA14 9LT**

A 2-bedroom semi-detached period property in need of full renovation and modernisation set on a spacious plot (it detached garage and parking area for the vehicle) set on a quiet no-through residential street in Bynea, Llanelli.

Solicitors - Rodericks Solicitors,  
15 Hall Street, Llanelli,  
Carmarthenshire SA15 3BB

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.