

John. Francis

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NEW
INSTRUCTION



Ty Cwrdd Bach, Pontfaen, Fishguard SA65 9SJ

FOR SALE BY PUBLIC AUCTION

For auction Guide Price £160,000 to £170,000

Unique Architect Built Cottage
Looks Over Gwaun Valley
Set In Approx 0.25 Acre
Lots Of Character & Charm

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WK/WJ/57287/250517

DESCRIPTION
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A truly unique detached 3-4 bedroom stone built cottage in a picturesque setting overlooking the Gwaun Valley. It was built in 1972 by the renowned architect Christopher Day on the site of a ruined chapel and was one of the first houses built in this country with a turf roof. The original was replaced with a completely new sedum roof in 2003. It was built with the aim of being largely self sufficient with a private spring-fed water supply and electricity provided by solar power. The house has been featured in a number of books about architecture (including Phaidon's 'The House Book') and the press. The property stands in approximately 0.25 acres of garden. EER: TBC
GUIDE PRICE £160,000-£170,000

THE ARCHITECT - CHRISTOPHER DAY

Regarding Christopher Day He is a renowned eco-architect and he designs buildings in line with his ecological principles of his books (Places of the Soul , Building with Heart) and how good design enhances the lives of the occupants.

Ty Cwrrd Bach was his first building designed to be harmonious with its rural landscape and had one of first turf roofs in Britain. He went on to design and consult in over 20 countries across the world and received many awards for eco-sustainable architecture including Prince of Wales award. Hes just been awarded MBE for services to Architecture and Innovation.

HALL

Entered via rear stable door, quarry tiled floor, window, freestanding shelving, large built-in pantry with shelving.

STUDY/SITTING ROOM

12'9 x 8'2 (3.89m x 2.49m)
Quarry tiled floor, double glazed window with views to hills and over the valley , window to side.

BATHROOM

Suite comprising bath, WC, wash hand basin, window, vinyl flooring.

LIVING/DINING ROOM

17'1 x 15'1 (5.21m x 4.60m)
Three double glazed windows to front, open fireplace, exposed beam, wood flooring, radiator, stairs to bedroom 4, cupboard with shelving, 2 steps lead down to the kitchen.

KITCHEN

8'11 x 8'2 (2.72m x 2.49m)
Fitted with a range of hand made base units, tiled worktop, 2 circular stainless steel sinks with mixer tap, window to side with countryside views, LPG gas fired Rayburn stove for cooking and heating radiator.

BEDROOM 1

10' x 8'6 (3.05m x 2.59m)
Window and door to front, window to side, tiled flooring, whitewashed walls, door to storage room housing electrics.

BEDROOM 2

18'6/9'8 x 9'7'10 (5.64m x 2.74m)
Wood flooring, window to side, telephone point, exposed beam, 3 rung step ladder leads up to platform bed area, windows.

BEDROOM 3/STUDY

8'6 x 6'9 (2.59m x 2.06m)
Window to rear, exposed beamed ceiling, bed on platform, shelving, unit housing hot water tank, alcove with shelving.

SECOND FLOOR BEDROOM

4
18' x 8'11 (5.49m x 2.72m)
Sloping ceiling, limited headroom, window with countryside views over the valley, beamed ceiling, wood flooring, water tank.

EXTERNALLY

The property is accessed off a shared laneway and to off road parking. Gardens extend to approximately 0.25 acre which are mainly laid to lawn with trees and shrubs around. 2 x solar panel provides electricity for LED lighting. To the front is gated access to a garden area laid to lawn. External door leads

into the kitchen.

SERVICES

Private water supply, spring water comes from the field about 150-200 meters up the lane. The spring chamber was rebuilt approx 12 - 15 years ago. Private drainage via septic tank. LPG gas Rayburn stove.

AUCTION DATE & VENUE

For Sale by Public Auction at Parc Y Scarlets, Llanelli on Wednesday, 5th July 2017 at 1pm (unless previously sold or withdrawn).

SOLICITORS

Hains & Lewis
Staunton House
7 James Street
Narberth
SA67 7BZ
Contact: Mr Dan Lewis

VIEWING

By appointment with the selling Agents on 01348 873070 or e-mail
fishguard@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that 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 on these details have not been tested.

GUIDE PRICES

The guide price is given to assist buyers in deciding whether or not to pursue a purchase. It is usually, but not always, the provisional reserve range agreed between the seller and the auctioneer at the start of marketing. As reserves are not fixed until up to the day of auction, guide prices may be adjusted. Any changes in price guides, for whatever reason, will be posted on our website and in our auction room as an "addendum of sale". Guide prices can be shown in the form of a minimum and maximum price range within which the reserve will fall or as a single price figure. Where a single price is quoted, the reserve will fall within 10% of the guide. The guide price is not the reserve price and both guide price and reserve price can be subject to change up to and including the day of auction.

RESERVE PRICE

The reserve price is the seller's minimum sale price at auction. It is the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of auction.

AUCTION CATALOGUE

A full catalogue of the auction can be obtained from any John Francis office. It is important that prospective purchasers obtain a copy and/or read the Auction Section of our Web Site to be fully aware of the costs and implications of buying at auction.

NOTE TO BUYERS

Whilst all information on these details are believed to be correct auction entries can change even at the last moment. To avoid disappointment, please contact our office on the day of sale to confirm that this property has not been altered, sold prior or withdrawn from auction.

LEGAL PACKS

A legal pack will be available for inspection on this property's entry on our website. First time users of the system will need to register, but all information is available free of charge. For any queries on documents contact our office.

BIDDING NUMBERS

All potential auction bidders need to register prior to the auction. To comply with current legislation to register please provide proof of ID as well as proof of address. Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

BUYERS PREMIUM

Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £300.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

DIRECTIONS

From Fishguard, take the A487 towards Dinas. On nearing the centre of the village, take the turning to the right just past the petrol station into Springhill. Continue along and up the mountain and continue over the top for approx 3 miles or so. Take the turning left onto a laneway by our For Sale Board. This gives access to Ty Cwrdd Bach

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