

Town & Country

Estate & Letting Agents



Bron Haul , Bwlch Y Ddar, SY10 9LN

Auction Guide £150,000

**TO BE SOLD AT PUBLIC ONLINE AUCTION ON 26th OCTOBER 2023!!! GUIDE PRICE £150,000.
WITH NO CHAIN!!**

In need of FULL RENOVATION offering great potential for development in a sought after location. A detached cottage with four bedrooms set on a large plot on the outskirts of Bwlch Y Ddar with stunning views over the rolling countryside. UNCONDITIONAL LOT Buyers Premium Applies, the purchaser shall pay a deposit and a 5% + VAT (subject to a minimum of £5,000 + VAT) buyers premium and contracts are exchanged.

Directions

From Oswestry take the A483 trunk road south to the Llyncllys crossroads and turn right onto the A495/B4396 Tanat Valley road continuing to and just through Llangedwyn. Turn left after leaving the village just before the school and this road leads to Bwlch-y-Ddar. Follow the road out of Bwlch-y-Ddar towards Llanfyllin. Just beyond the layby on your left the property will be found on your right after approximately 100 metres identified by our auction board.

Accommodation Comprises

Hallway

Having a flagged floor, a door to the front, door to the rear, two radiators and doors leading to all the ground floor rooms.

Dining Room 11'1" x 8'7" (3.39m x 2.62m)



Having a window to the front with views, quarry tiled flooring, stone fireplace with a beam over and built in alcove cupboards.

Lounge 19'11" x 11'10" (6.08m x 3.62m)



The lounge has a window to the front and the side, two radiators and a gas fire on a hearth.

Kitchen 12'9" x 10'5" (3.90m x 3.19m)



The kitchen has a window to the front with views, tiled flooring, base and wall units, one and a half bowl sink with a mixer tap over, plumbing for a washing machine, range style oven with a wooden surround and a beamed ceiling.

Utility 8'0" x 6'3" (2.44m x 1.91m)

With a quarry tiled floor and a window to the rear.

Bedroom One 15'7" x 7'10" (4.77m x 2.39m)

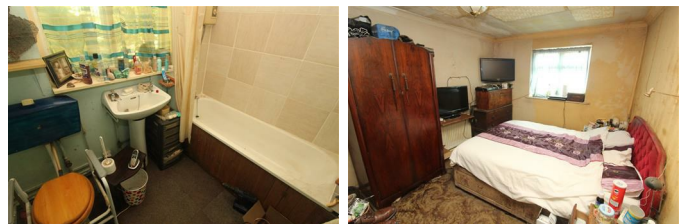


Having a window to the rear and a radiator.

Bathroom

With a window to the side, panelled bath with a Triton electric shower over, wash hand basin, low level w.c., part tiled walls and an electric wall heater.

Bedroom Two 13'1" x 9'8" (4.00m x 2.95m)



Having a window to the front with views and a radiator.

Rear Store 25'3" x 9'8" (7.70m x 2.97m)

There is a very useful store to the rear of the property with a second area measuring 4.10m x 2.97m with a door to the side and front.

First Floor 33'6" x 12'1" (10.23m x 3.70m)



The first floor is currently a shell with three windows to the front and two velux windows to the rear along with the gas boiler. There is stud work in place dividing the space into two rooms.

To The Outside



The property is accessed through two gates that leads to the parking area. The gardens are very overgrown.

Grounds

The gardens extend right around the property and the map shows the extent of the plot.

Views



The property enjoys stunning rural views to the front.

IMPORTANT NOTE REGARDING VIEWING

ALL VIEWINGS MUST BE ACCOMPANIED BY A MEMBER OF TOWN & COUNTRY STAFF. PLEASE CALL OUR SALES OFFICE ON 01691 679631 TO BOOK AN APPOINTMENT.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold/leasehold,

although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

Guide Price and Reserve Price

Guide Prices and Reserve Prices

Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

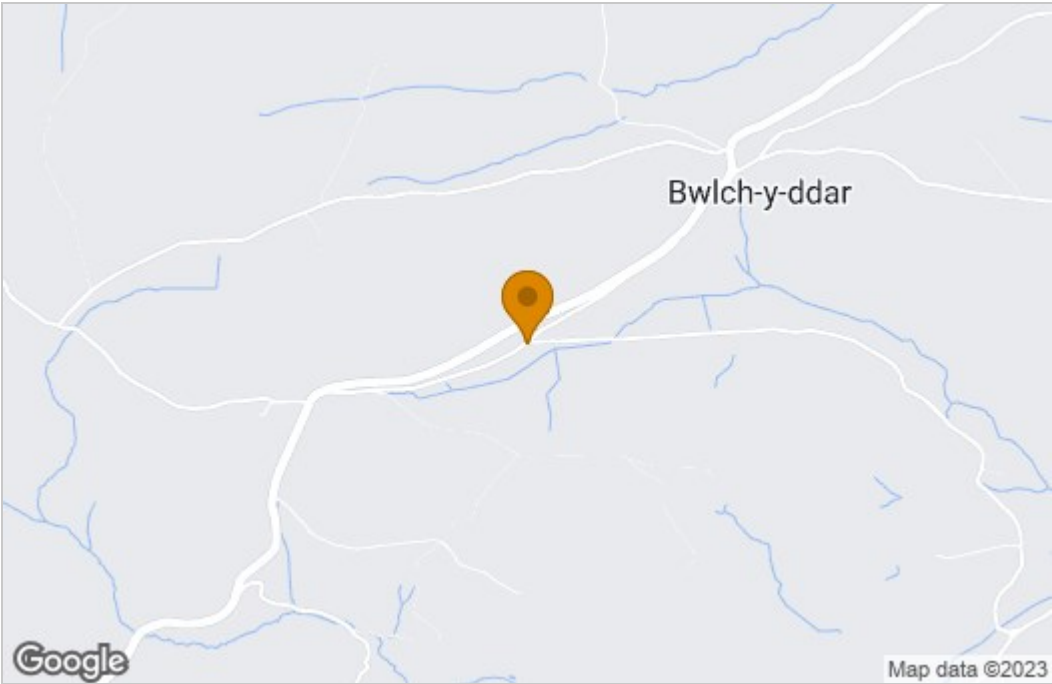
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

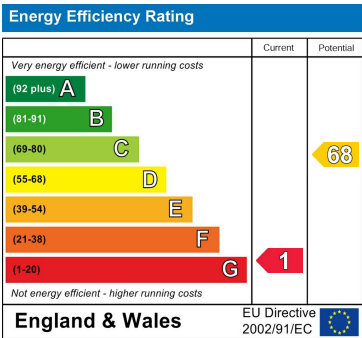
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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