

Town & Country

Estate & Letting Agents



5 Church View, Llangynog, SY10 0HE

Auction Guide £60,000

FOR SALE VIA ONLINE AUCTION ON FEBRUARY 26TH 2025. A rare opportunity to purchase this truly delightful early C19 CENTURY semi detached country cottage which has retained its character located in the pretty village of Llangynog at the heart of the Tanat Valley. The property would benefit from a scheme of updating and offers living room, kitchen, bathroom, landing bedroom and double bedroom. To the outside there is a good sized garden to the side and garden area to the rear. Unconditional lot, Buyers Premium Applies at 5% plus vat (subject to a minimum of £5,000 plus VAT).

Directions



From our office on Willow Street, head north-west towards New Street, turn left onto Welsh walls, turn right onto Upper Brook Street, continue onto Trefonen Road, continue onto Oswestry Road, continue onto Treflach Road. Continue onto Nantmawr Bank, turn right onto B4396, turn right onto B4391, turn left onto Berwyn Street and follow the road for about 200 metres where the pathway leading to the tow cottages will be found on the right. Number 5 is located at the far end.

Accommodation Comprises

Lounge 11'0" x 10'1" (3.36m x 3.09m)



The lounge is full of character and has a sash window to the front, door to the front, original slate flagged floor, beamed ceiling, original cast iron range cooker and fireplace with the original pitched pine surround and matching alcove storage cupboard.

Fireplace

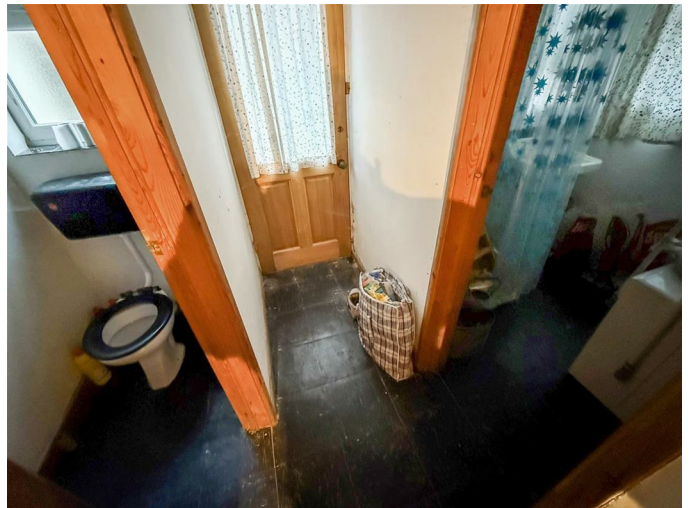


Kitchen 13'0" x 5'4" (3.98m x 1.63m)



The kitchen has a cooker point, sink unit, original slate flagged floor, beamed ceiling, under stairs storage space and stairs leading to the first floor. A door leads through to the rear hall.

Rear Hall



The rear hall has a part glazed door to the rear and doors to the cloakroom and the shower room.

Shower Room

The shower room has a window to the side, tile effect flooring, wash hand basin, shower cubicle with electric shower and a window to the rear.

Cloakroom

The cloakroom has a window to the rear, low level w.c. and tile effect flooring.

First Floor 12'11" x 5'5" (3.94m x 1.67m)



Stairs lead to the open first floor area that has a sash window to the rear, floorboards and a door leading to the main bedroom. The room is fitted with triple bunk beds and we as agents believe that by re configuring the space it would be possible to create a separate small second bedroom.

Bedroom One 11'2" x 10'1" (3.42m x 3.09m)



The main bedroom is a double room having a sash window to the front with views, floorboards, original open fireplace and a built in cupboard.

To The Outside



The property is accessed along the pathway from the lane. There is access for the neighbouring properties around the side and the rear. A good sized garden is located at the side that is in need of attention but could create a wonderful space to sit out and take in the scenery. There is additional garden area to the rear along with a metal garden shed.

Additional Photo



Additional Photo



Views From The Cottage



Additional Information

The vendor informs us that the contents and furniture will be removed prior to completion of the sale.

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, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band A.

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 2.00pm

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

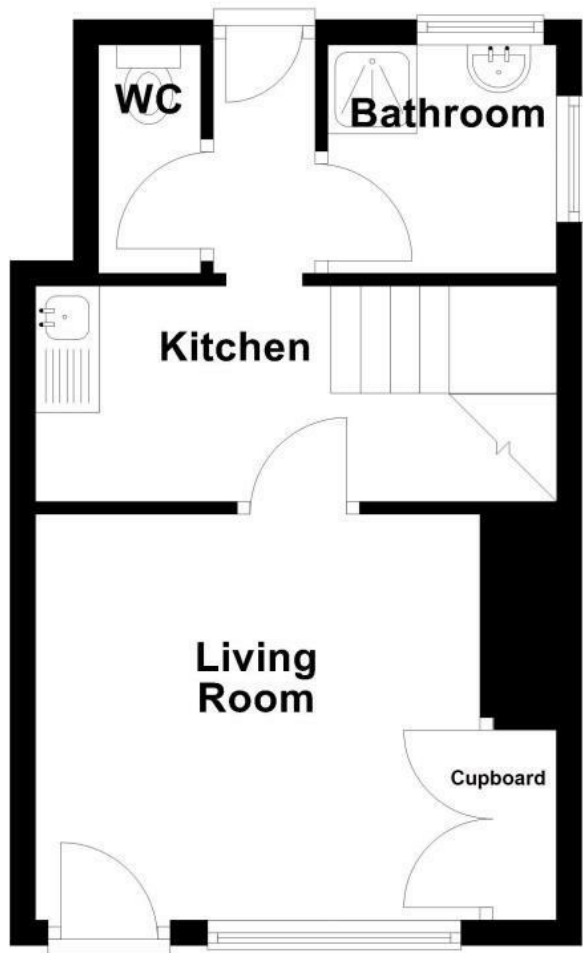
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and

intended for guidance purposes only.

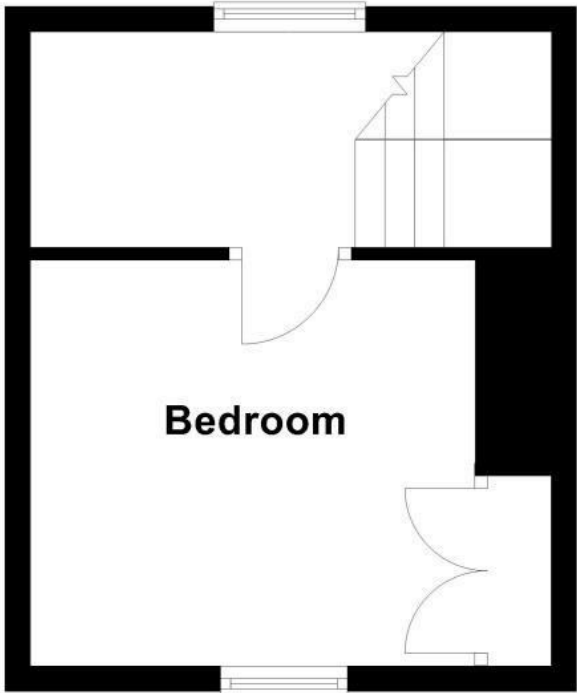
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

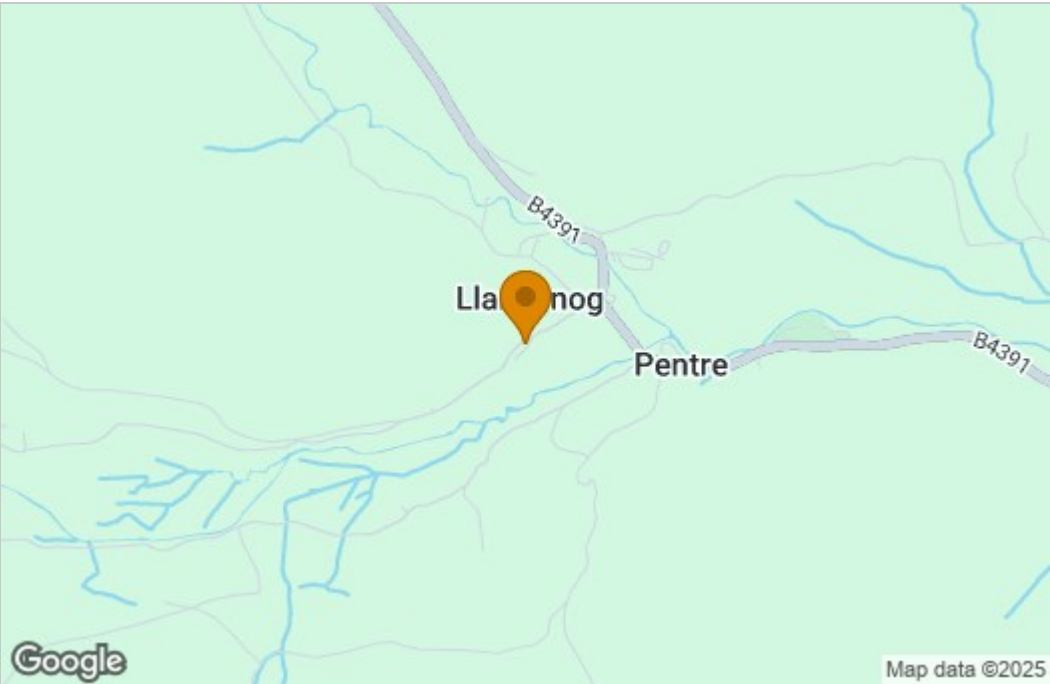
Ground Floor



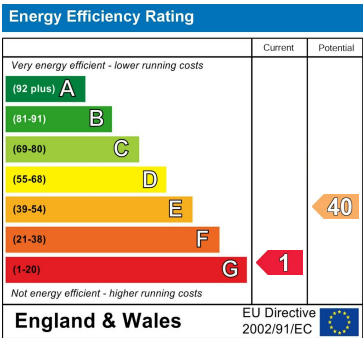
First Floor



Area Map



Energy Efficiency Graph



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