

# Town & Country

Estate & Letting Agents



**44 Bron Y Gaer, Llanfyllin, SY22 5DF**

**Auction Guide £100,000**

TO BE SOLD AT PUBLIC ONLINE AUCTION!! 29TH OCTOBER 2025 - This three bedroom semi detached property is in need of a full scheme of refurbishment and offers fantastic potential to create a home in the popular village of Llanfyllin, Built in 1960, the home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. Outside, the property boasts both front and rear gardens. Situated within reach of local amenities and transport links. If you are looking for a project with great potential, this property is certainly worth considering.



## Directions

### Accommodation Comprises:



## Hallway

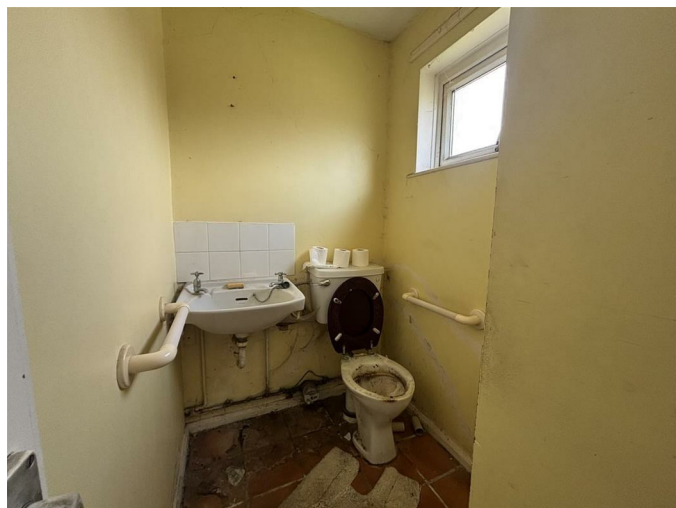


Door to the front, door to the cloakroom and under stairs storage cupboard. A door leads to the lounge and stairs to the first floor.

### Storage Cupboard

Accessed from the hallway, this walk in cupboard has plumbing for a washing machine.

## Cloakroom



With a window to the front, W/C, wash hand basin and a door to a storage cupboard.

### Lounge 14'2" x 11'5" (4.32 x 3.48m)



With a window to the front, fireplace with gas fire inset, tiled flooring, a radiator and a door to the kitchen/dining room.

### Lounge Additional Photograph





**Kitchen/Dining Room 7'5" x 21'6" (2.27 x 6.57m)**



This good sized room at the rear of the property has two windows looking over the rear garden and a door to the rear. With plenty of space for a dining table and chairs and a kitchen fitted with a range of base and wall units with worktops over, laminate flooring, electric cooker, electric hob with extractor fan over, space for fridge freezer, stainless steel sink with drainer and mixer tap over,

**Kitchen/Dining Room Additional Photograph**



### **Landing**

Doors lead to the bedrooms and bathroom, loft hatch providing access to the roof space. Door to an airing cupboard with shelving.

**Bedroom One 10'11" x 11'5" (3.33 x 3.48m )**



A good sized double room with a window to the front.

**Bedroom Two 11'5" x 10'4" (3.48 x 3.16m)**



Another good sized double room with a window to the rear with views of surrounding farmland.

**Bedroom Three 9'9" x 7'10" (2.99 x 2.40m )**



With a window to the front.



### Bathroom



W/C, wash hand basin, bath, part tiled walls and a door to an airing cupboard.

### To The Front of the Property



The property is accessed via steps to the front door. There is a good sized front garden laid to lawn.

### Rear Garden



The garden is currently inaccessible but is fenced all round, the lower area is slabbed and steps lead

to the top which is planted with trees. There is also a brick built outhouse/shed.

### Views from the Property



### Additional Photograph



### 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 Powys County Council and we believe the property to be in Band C.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

### To Book a Viewing

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

### 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.

### **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.

### **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.

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### **Additional Information**

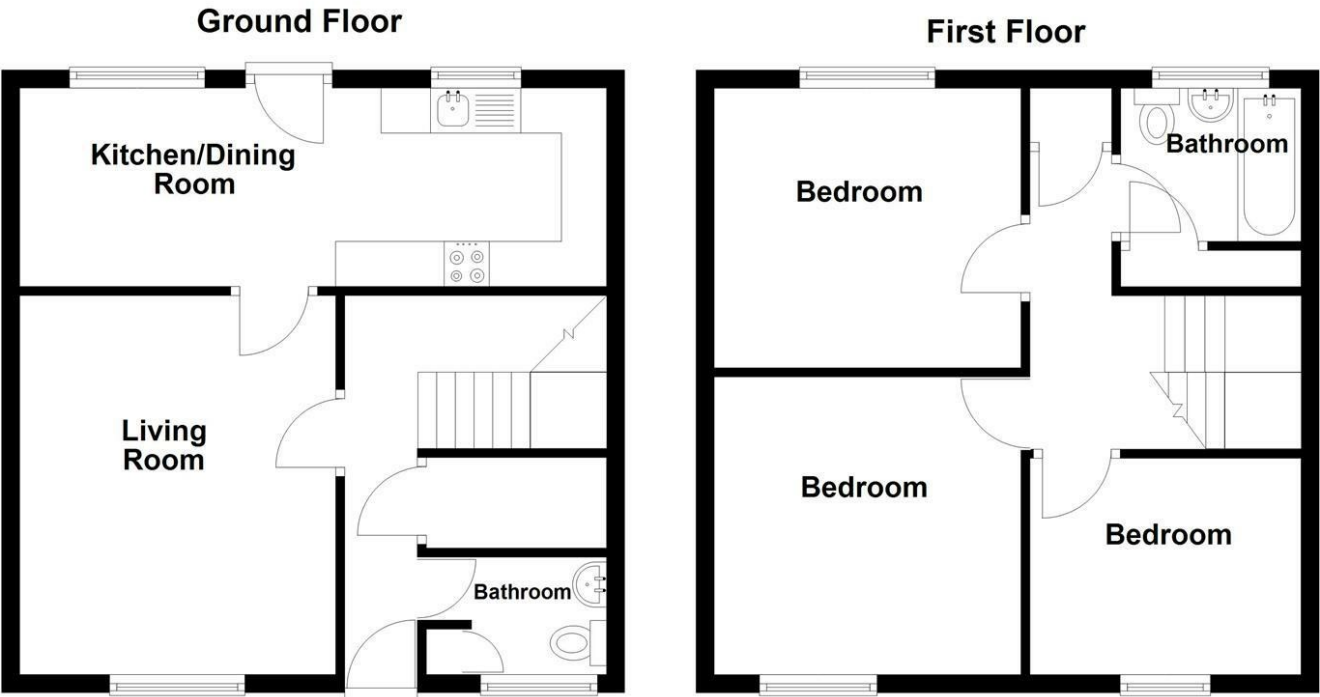
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

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.



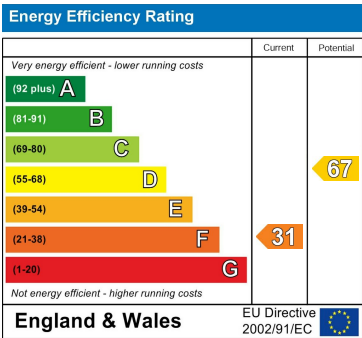
Floor Plan



Area Map



Energy Efficiency Graph



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