

# Town & Country

Estate & Letting Agents



**Hafod Owen Dolfach, Llanbrynmair, SY19 7AF**

**Auction Guide £160,000**

OPEN DAY - TUESDAY 21ST OCTOBER, 2.30 - 4.30PM!! A RARE OFF-GRID RETREAT SURROUNDED BY NATURE! GUIDE PRICE £160,000 - £180,000! TO BE SOLD AT ONLINE AUCTION ON 29TH OCTOBER. Situated in a very private secluded location, this property offers the buyer a genuine opportunity to create a retreat far away from the hustle and bustle of everyday life! Ideal for those buyers that want no neighbours', this delightful detached cottage has huge potential. Hafod Owen has two reception rooms and two bedrooms and lots of characterful cottage features including log burners and beamed ceilings. Requiring some improvement, the scope or personalisation is vast, allowing you to create a home that truly reflects your style and preferences. Outside, the garden provides a serene escape, ideal for those who enjoy gardening or for those looking to be self sufficient. The surrounding landscape is picturesque, offering a sense of peace and connection to nature that is hard to find in more urban settings. Due to the remote location of this property, a 4x4 vehicle would be highly recommended. UNCONDITIONAL LOT Buyers Premium Applies, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £5,000) buyers premium and contracts are exchanged.



## Directions

What3words: Clubs.Narrowest.Specifies

## Accommodation Comprises:

### Front Porch

The front porch has a tiled floor and a window to each side. A door leads into the lounge.

### Lounge 12'4" x 12'8" (3.78 x 3.87m)



The good sized lounge has a window and a door to the front, beamed ceiling, a radiator, under-stairs storage, a lovely inglenook fireplace with a wooden surround, slate hearth and log burner inset. A door leads to the snug and stairs lead to the first floor.

### Lounge Additional Photograph



### Pantry/Storage Room 7'0" x 4'6" (2.15 x 1.38m)

A generous storage room with a window to the utility room and fitted out with shelving.

### Kitchen 13'6" x 8'3" (4.14 x 2.54m )



With a window to the rear and a Velux roof window letting in plenty of light, beamed ceiling, tiled floor, Clover range cooker, a range of base and wall units and a door into the utility/porch. A door leads through the lounge and pantry/storage cupboard.

### Utility Room 8'8" x 5'2" (2.65m x 1.58m)

The utility room sits at the rear of the property and has a door into the kitchen. With a glazed external door and window there is plenty of light, a tiled floor and built in handcrafted storage cupboards.

### Snug 9'4" x 8'4" (2.85 x 2.55m)



With a window to the front, beamed ceiling, a radiator, fireplace with oak beam and slate hearth with log burner inset.

### Landing

With a window to the rear, doors to bedrooms and bathroom, loft hatch providing access to the roof space.

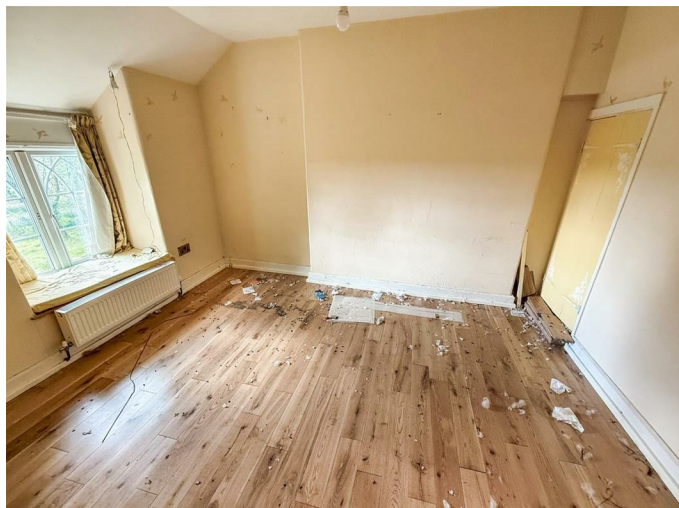


### **Bathroom 5'10" x 8'10" (1.79 x 2.70m)**



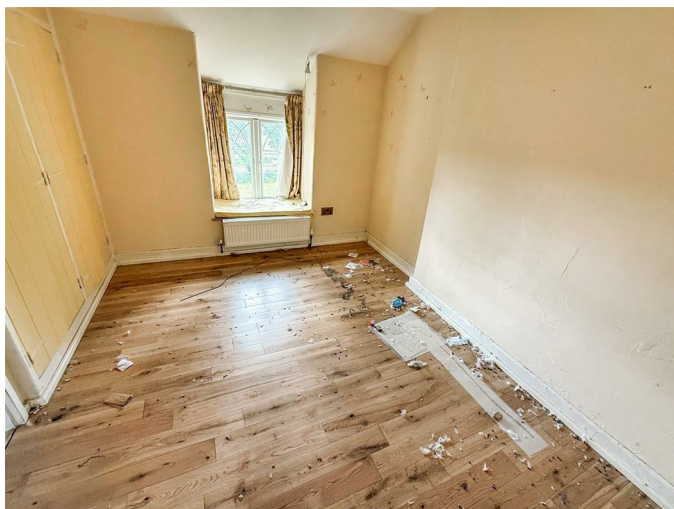
With a window to the rear, W/C, wash hand basin on vanity unit, heated towel rail, freestanding bath, part paneled walls and a wooden floor.

### **Bedroom One 8'8" x 12'2" (2.65 x 3.72m )**

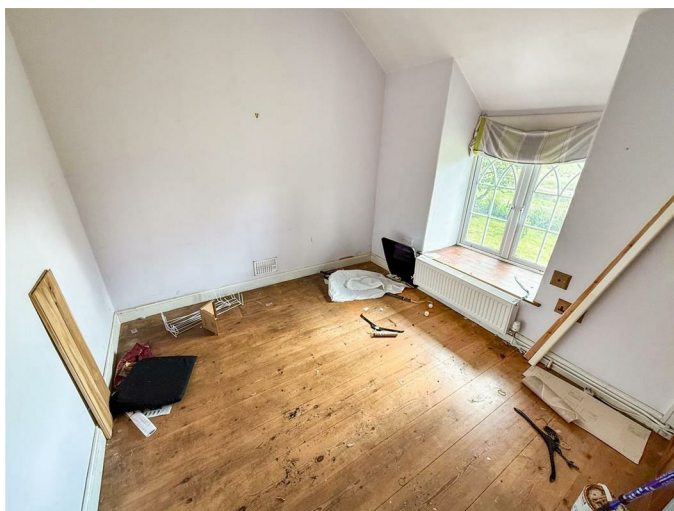


A window to the front with a deep sill making a lovely window seat offering fabulous views over the front garden and beyond, with a radiator, built in cupboard with rail and shelving. A door leads to an airing cupboard.

### **Bedroom One Additional Photograph**



### **Bedroom Two 8'11" x 8'8" (2.73 x 2.65m)**



With a window to the front and built in storage cupboard with rail and shelving.

### **Attached Outbuilding 13'5" x 19'8" (4.10 x 6.00m)**



There is an attached large outbuilding providing plentiful dry storage space.



### Driveway



fenced area which has a stone outbuilding, dog kennels and a polytunnel.

### Garden Additional Photograph



### Carport

There is a lean to car port to the side of the property.

### Hafod Owen



### Garden Additional Photograph



### The Gardens



### Garden Additional Photograph



Accessed through a gateway, there is plenty of parking for vehicles. The gardens, mainly laid to lawn surround the property. There is an additional



### Additional Photograph



### Additional Photograph



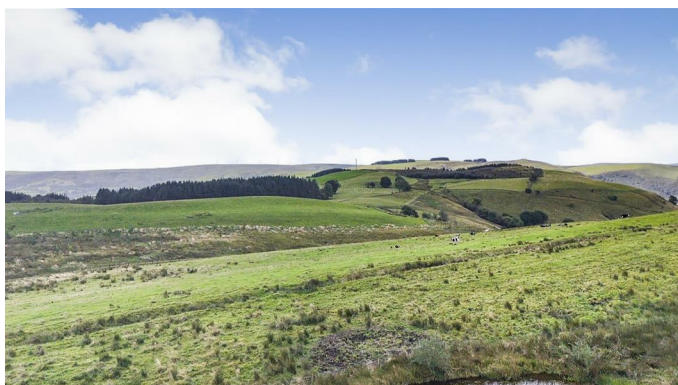
### Additional Photograph



### An Aerial Photograph



### The Surrounding Views



### The Outlook



### Further Information about the Property

The current owner has informed us of the following services to the property:

Heating - Powered by the range cooker/back boiler in the kitchen

Electricity - Powered by a generator

Water - Spring water fed

Sewerage - Septic tank on the grounds of the property

The access track is a permissive right of way owned by the same person that owns the neighbouring woodland. Maintenance of the track is shared by Hafod Owen, the farmer and the owner. There is no right of way over the property.



### **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 C.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.00pm

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. Further details can be downloaded from the auction website [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk).

### **Services**

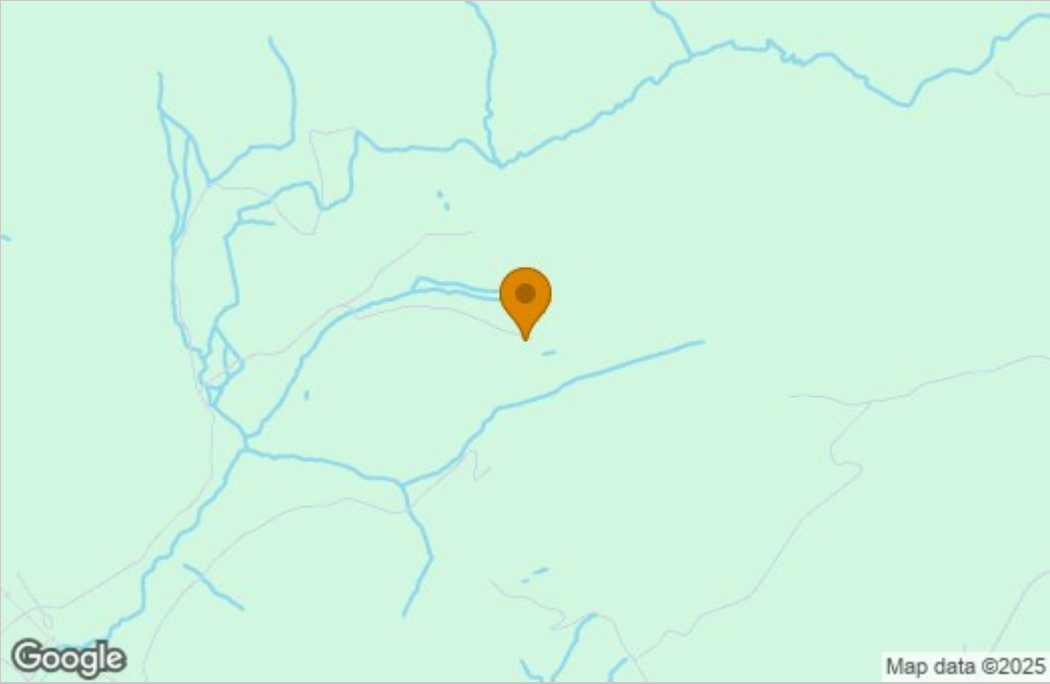
The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

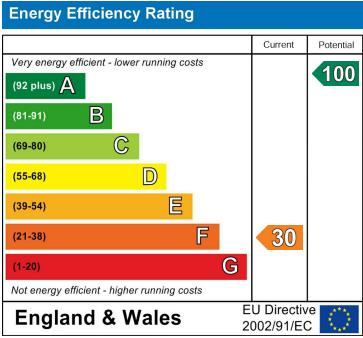
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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