

# Town & Country

Estate & Letting Agents



**Plas Newydd Cefn Coch, Llanrhaeadr Ym Mochnant, SY10 0BN**

**Auction Guide £150,000**

FOR SALE AT AUCTION ONLINE FEB 25TH 2026!!! CHARMING TWO BEDROOM CHARACTER COTTAGE IN STUNNING RURAL SETTING. Town and Country Oswestry are pleased to present this enchanting country cottage requiring a scheme of improvement and set on the outskirts of Llanrhaeadr Ym Mochnant, within the breath-taking Tanat Valley. Surrounded by countryside, this traditional home is brimming with original character and charm. The cottage offers excellent potential for those seeking a peaceful rural retreat to make their own. The property has a generous garden along with off-road parking. 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



From Oswestry take the A483 Welshpool road turning right at the Llynclys cross roads onto the A495. Continue on the B4396 towards Bala and Llanrhaeadr. On entering the village proceed along and out of the village for approximately one mile. Turn right just after a property named Bitfel. Proceed up this lane and take the first left just before a white cottage. Follow this lane and take the next left. Follow the lane where the property will be found on the right hand side.

To locate this property, we strongly advise using What3words//wrist.gilding.until

## Accommodation Comprises



### Porch

The porch has a slate floor, double doors to the front and a door leading through to the lounge.

## Lounge 13'7" x 12'1" (4.15m x 3.70m)



The characterful lounge has a large inglenook fireplace with an open fire, original bread oven and an oak beam over, wall lighting, slate flooring, beamed ceiling, storage heater and stairs leading to the first floor. There are two windows to the front, a window to the rear and a door leading through to the kitchen.

### Additional Photo



### Additional Photo



### **Kitchen 8'9" x 6'5" (2.67m x 1.96m)**



The kitchen has base and wall units with work surfaces over, display cabinets, stainless steel sink, cooker point, space for a fridge, a window to the front, quarry tiled flooring, storage heater and shelving. A door leads through to the rear hall.

### **Rear Hall**

The rear hall has a door leading out to the rear, quarry tiled flooring and a door to the shower room.

### **Shower Room**



The shower room has a low level w.c., wash hand basin with a mixer tap over, shower cubicle with a Triton electric shower, part tiled walls, quarry tiled flooring, heated towel and a shaver light.

### **First Floor**

The first floor opens out onto the first bedroom.

### **Bedroom One 13'6" x 12'11" (4.13m x 3.96m)**



The first bedroom has a window to the front and side with superb rural views, storage heater, storage cupboards and exposed floorboards. A door leads through from bedroom one to bedroom two.

### **Bedroom Two 13'0" x 9'4" (3.97m x 2.86m)**



The second bedroom leads off the first bedroom and has windows to the front, side and the rear with great views, exposed floorboards and a storage heater.

### **Gardens**



The gardens are another great feature of this lovely property. There is a small courtyard area to the front with a gate leading to the gardens. The gardens are

mainly lawned and wrap around the property taking in the stunning views over the Tanat Valley. There are hedge boundaries giving good privacy with plenty of space to extend the property if required. There is also gated off road parking to the far side of the garden.

#### Additional Photo



#### Additional Photo



#### Additional Photo



#### Views



#### Additional Photo



#### Additional Photo



#### Aerial Image



#### 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 D.

### **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.

### **SDLT/LTT/LBTT**

All auctioneer fees and deposits stated are non-refundable. The deposit will be applied toward the final purchase price. Auctioneer fees, while not contributing to the purchase price, will still be included in the total chargeable consideration of the property when calculating Stamp Duty Land Tax, Land Transaction Tax, or Land and Buildings Transaction Tax (as applicable depending on whether the property is located in England, Wales, or Scotland).

**PLEASE NOTE:** It is important that when sending out appropriate documentation to legal parties on agreement of sale that solicitors/ legal parties are made aware of any buyers premium/reservation fee for the calculation of any Taxes due on completion.

### **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](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### **Services**

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

### **Money Laundering Regulations**

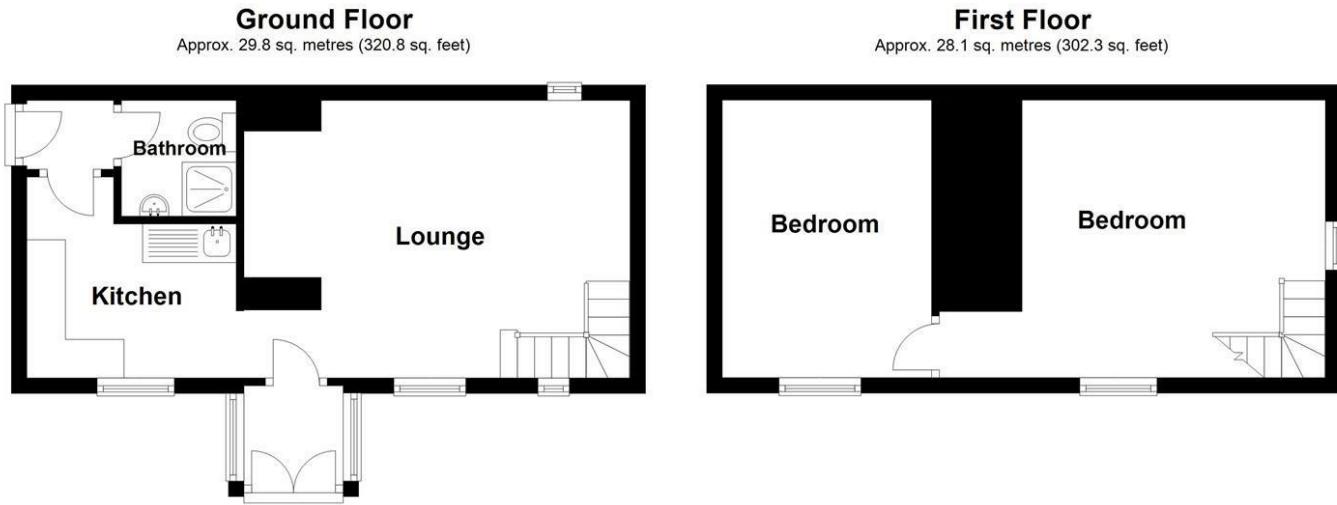
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and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

### **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.

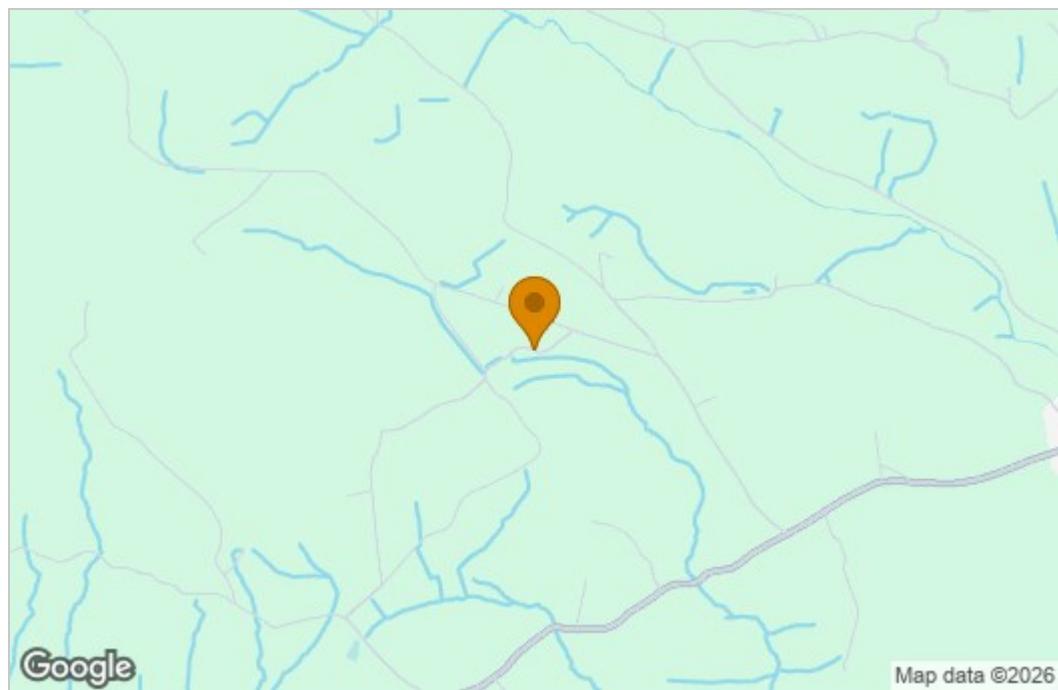
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

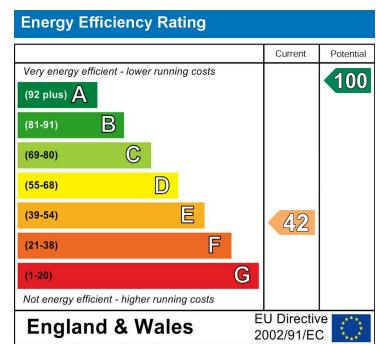


Total area: approx. 57.9 sq. metres (623.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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