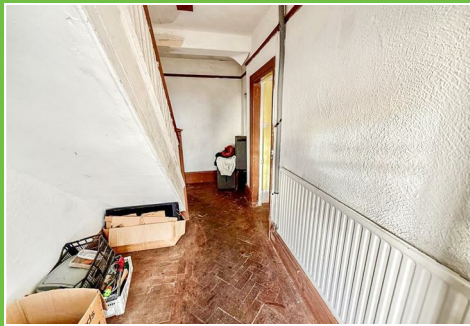


Town & Country

Estate & Letting Agents



Glan Hafren , Pant, SY10 9QQ

Auction Guide £120,000

GUIDE PRICE: £120,000!! TO BE SOLD AT ONLINE AUCTION 23rd SEPTEMBER 2026. A detached period property presenting a unique opportunity for those with a vision for renovation. With three spacious bedrooms, this house offers ample room for families or those seeking extra space for guests or a home office. The two reception rooms provide a good area for relaxation and socialising, perfect for entertaining friends and family. With the right imagination and effort, this house could transform into a stunning family home or a delightful retreat. If you are ready to take on a project and create a space that reflects your personal style, this property could be the perfect canvas for your dreams. Don't miss the chance to explore the possibilities that await in this charming location. 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

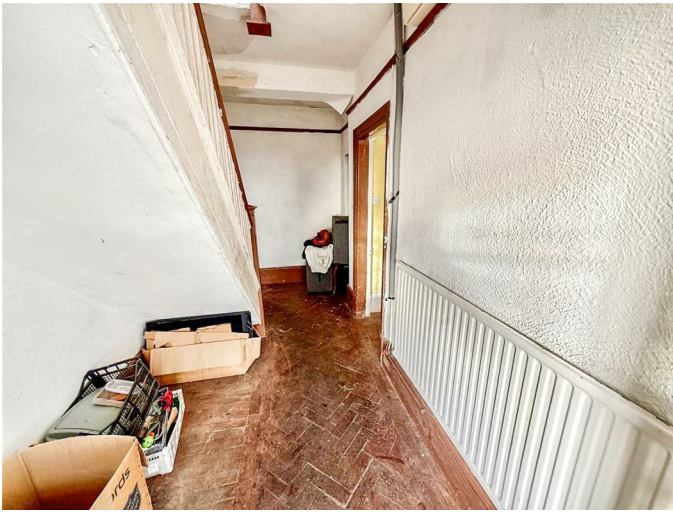
From our office in Oswestry proceed up Willow Street turning left into Welsh Walls. Follow Welsh Walls around turning left at junction towards the traffic lights. At the lights turn right and follow the road through Morda and on reaching the junction onto the bypass turn right. Follow this road through Llynclys and then into Pant. Carry into the village where the property will be observed on the right hand side set up from the road approximately 250 metres before the Cross Guns public house.

Accommodation Comprises;

Porch

The property is accessed by a glazed door to the front of the property. Glazed door in to the hall.

Hallway



With parquet flooring, radiator and stairs to the first floor landing. Picture rail and window to the front.

Lounge 13'8" x 16'2" (4.18m x 4.93m)



Bay window to the front, radiator and window to the side. Fireplace with cast iron inset and picture rail.

Dining Room 11'10" x 11'8" (3.61m x 3.56m)



With parquet flooring, window to the front, tiled fireplace with inset fire and radiator.

Kitchen 13'7" x 9'7" (4.16m x 2.93m)

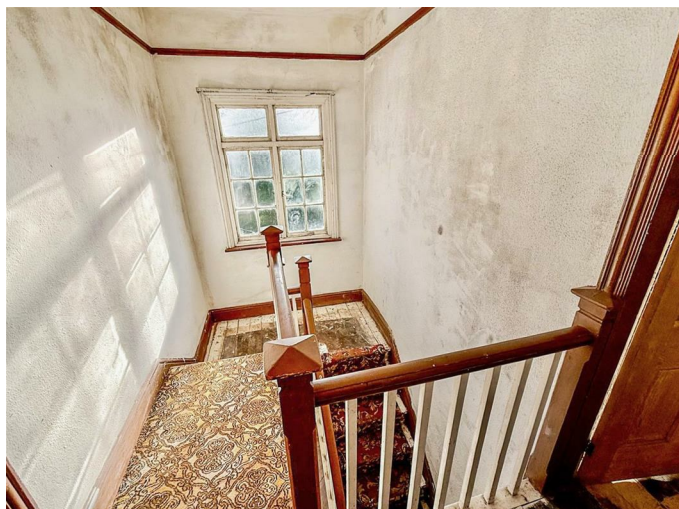


The kitchen comprises a range of base and wall units with worktop over, Range cooker, 1 1/2 bowl sink and drainer with mixer tap and space for a cooker.

Utility Room 6'4" x 5'9" (1.95m x 1.76m)

Window to the rear and quarry tiled floor.

First Floor Landing



Window to the front, access to the roof via loft hatch and airing cupboard.

Bedroom One 16'0" x 11'11" (4.9m x 3.65m)



There is a bay window to the front, window to the side and radiator.

Bedroom Two 11'11" x 12'1" (3.65m x 3.69m)



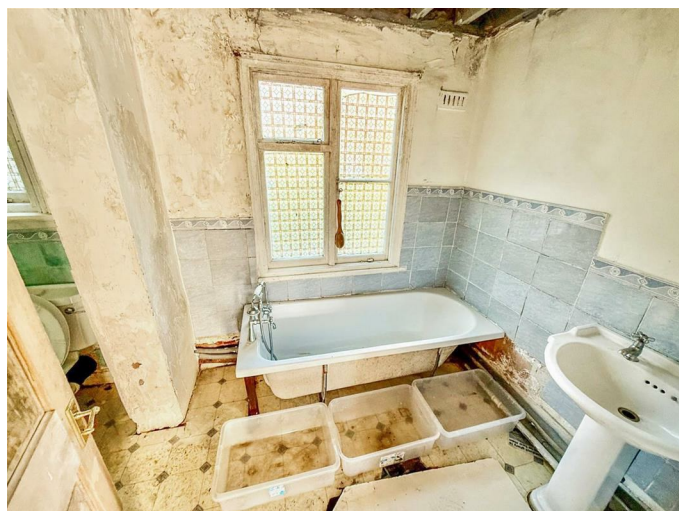
Window to the front, picture rail and radiator.

Bedroom Three 10'7" x 9'7" (3.23m x 2.94m)



Window to the rear, picture rail and radiator. There is also some built in wardrobes.

Bathroom



The bathroom comprises a bath, wash hand basin and WC. Window to the rear.

To the Front



The front of the property is mainly laid to lawn with shrubs and there is a brick built outhouse with door to the front.

Garden



The garden is mainly laid to lawn with some shrubs, a range of brick built outhouses and a lean-to which adjoins the neighbouring property.

Additional Photo



Additional Photo



Parking

Please note, there is currently no parking at this property. It is advised if viewing, that you park in the village and walk to the property.

Inspection of the Property

Please note, this property contains potential hazards. All visitors enter and inspect the property at their own risk and should take particular care throughout the viewing.

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 Shropshire County Council and we believe the property to be in Band D.

Services

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

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.

To Book a Viewing

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

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

To Make a Pre-Auction Offer

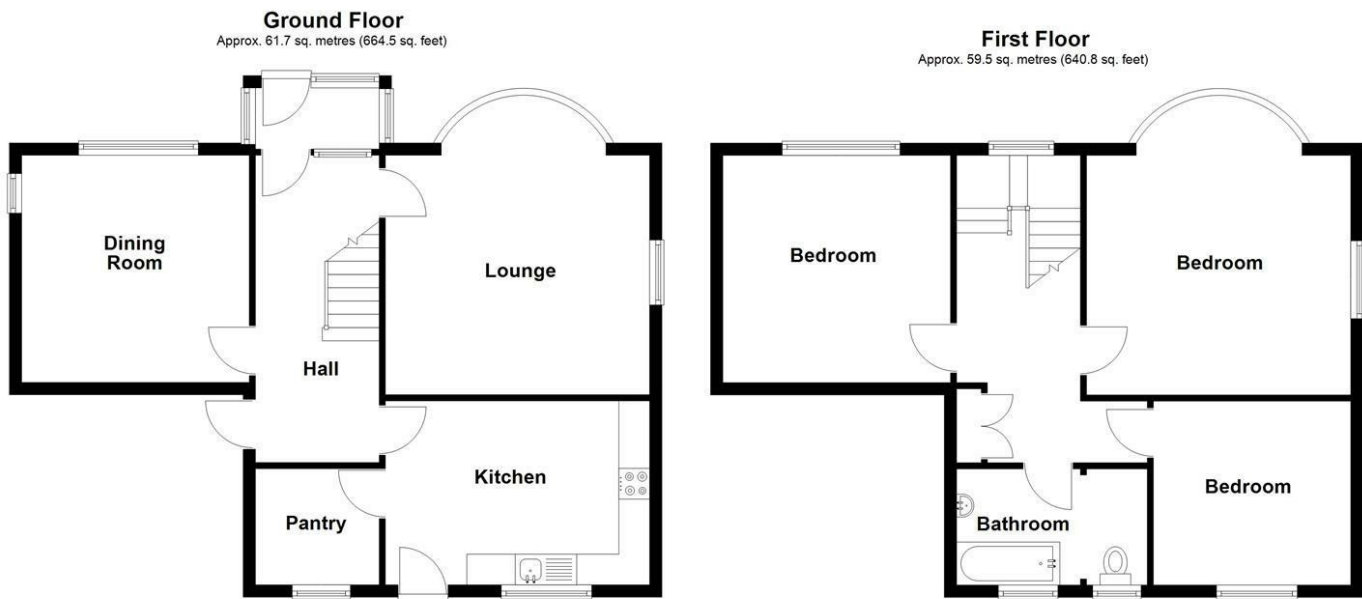
Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's 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.

Town and Country Services

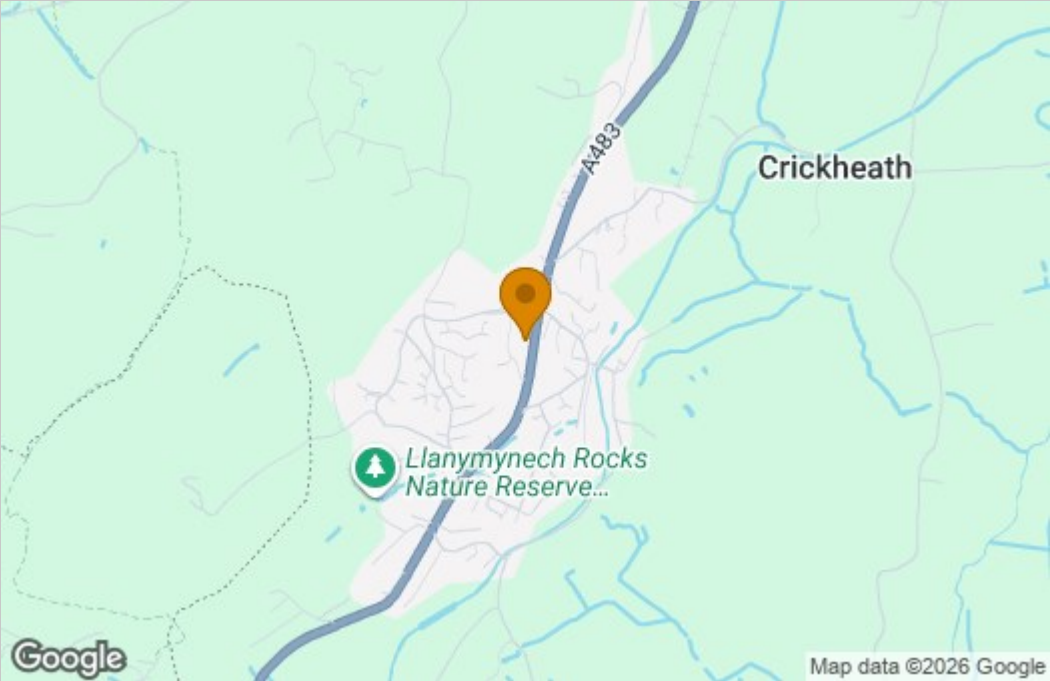
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

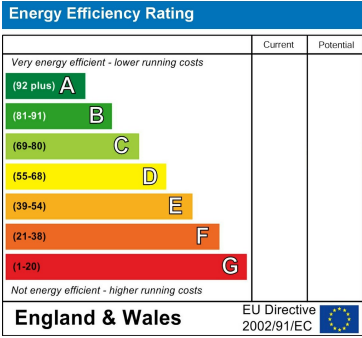
Floor Plan



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.