Town & Country

Estate & Letting Agents









Shalom , Llangynog, SY10 0HL

By Auction £255,000

TO BE SOLD BY ONLINE AUCTION on 28TH OCTOBER AT 5.30pm. A FANTASTIC OPPORTUNITY/RENOVATION PROJECT - GUIDE PRICE £255,000 - £280,000! Nestled in the picturesque village of Llangynog, Oswestry, this large detached contemporary home presents a remarkable opportunity for those seeking a project to create their dream residence. With four spacious bedrooms and the potential for a fifth, this property is ideal for families or those looking for extra space. The house boasts two large first floor reception rooms, providing ample room for relaxation and entertaining. While the property requires extensive modernisation, it offers a blank canvas for imaginative buyers to transform it into an exceptional home tailored to their tastes. Set in a stunning rural location, the property is surrounded by the natural beauty of the Welsh countryside, making it a perfect retreat from the hustle and bustle of city life. Additionally, the generous parking space for up to seven vehicles ensures convenience for residents and guests alike. This is not just a house; it is a fantastic project waiting to be realised. With vision and creativity, you can turn this property into an amazing home that reflects your personal style. If you are looking for a unique opportunity in a serene setting, this property in Llangynog is certainly worth considering. 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 Morda Road (B5069) out of the town and turn right joining the A483. Continue along the A483 until reaching the Llynclys crossroads by the White Lion Pub. Turn right heading for Llangedwyn and Bala. Continue along this road passing through the villages of Llangedwyn and Pentrefelin. Just before the village of Llanrhaeadr Ym Mochnant turn left following the signs for Pen Y Bont Fawr. At the junction turn right. Proceed through Pen Y Bont Fawr. On entering the village of Llangynog go past The New Inn on your right and continue forward where the property will be found on the edge of the village on your right hand side before the climb up towards the Berwyn mountains. Take the first turning on the right past the caravan park and then turn right again where the property will be identified set down from the road by our For Sale board on the right after approximately 50 metres. What Three Words; reflected.stud.indicates

Accommodation Comprises

Hallway

The hallway has a radiator, a door to the side, a window to the front and stairs leading to the first floor. A door leads through to the utility.

Utility 19'5" x 6'9" (5.94m x 2.06m)



The utility has a window to the rear, radiator, double sink with a mixer tap over, plumbing for a washing machine and a door to the inner hallway leading to the two ground floor rooms, shower room and cloakroom.

Shower Room



The shower room has a wash hand basin and a shower cubicle.

Bedroom Five/ Study 12'7" x 7'1" (3.84m x 2.16m)



The fifth bedroom/ study has a window to the front and a radiator.

Bedroom Four 11'9" x 10'1" (3.60m x 3.09m)



The fourth bedroom has a radiator, a window to the

rear and a part glazed door leading out to the garden.

Cloakroom

The cloakroom has a window to the rear, radiator, wash hand basin and low level w.c.

To The First Floor



The open, bright first floor landing has a full length window to the front, radiator, loft hatch, airing cupboard and doors leading to the lounge, kitchen, bedrooms and bathroom.

Lounge 17'7" x 17'3" (5.36m x 5.27m)



The spacious lounge is very bright having a window to the front and patio doors to the side. There are two radiators and a central chimney breast with an open fireplace serving both the lounge and the dining room.

Lounge Additional Photograph



Dining Room 13'6" x 10'9" (4.14m x 3.29m)



The dining room also has a patio door to the side and a window to the rear letting in lots of light. There is a radiator and a door leading through to the kitchen.

Dining Room Additional Photograph



Kitchen/ Breakfast Room 17'0" x 12'1" (5.20m x 3.69m)



The large kitchen/ breakfast room is fitted with a range of base and wall units, one and a half bowl sink with a mixer tap over, eye level electric oven, electric hob, radiator, breakfast bar and a window to the rear.

Bedroom Three 9'6" x 9'1" (2.91m x 2.77m)



The third bedroom has a radiator and a window to the front.

Bedroom Two 15'3" x 12'1" (4.67m x 3.69m)



The second double bedroom has a window to the rear, radiator and a range of fitted bedroom furniture.

Bedroom One 11'6" x 10'11" (3.51m x 3.35m)



The first double bedroom has a window to the front, radiator and built in wardrobes.

Family Bathroom



The bathroom has a panelled bath, a window to the side, low level w.c., radiator and double sinks on a vanity unit.

To The Outside



The property is approached from the lane through a five bar farm gate onto the driveway that leads down to the house. There is parking and turning area for several vehicles. A covered porch area leads to the front door and the integral garage.

Integral Garage 19'9" x 9'8" (6.04m x 2.95m)



The integral garage has an up and over door and a window to the rear. A door also leads into the utility.

Detached Garage/ Workshop



There is also a detached double garage/ workshop located to the side of the driveway.

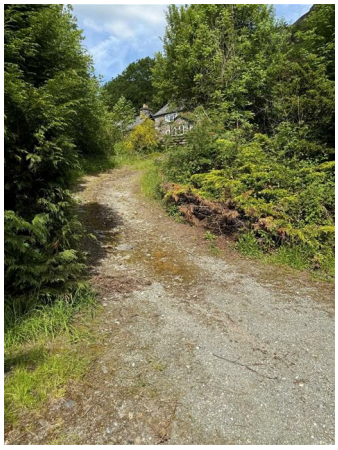
Gardens and Grounds



The gardens and grounds wrap around the property. They are currently quite overgrown so would need some attention but the space on offer is superb with the opportunity to create a stunning family home with great gardens.

Additional Photo





Additional Photo



Aerial View



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 C.

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.

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.

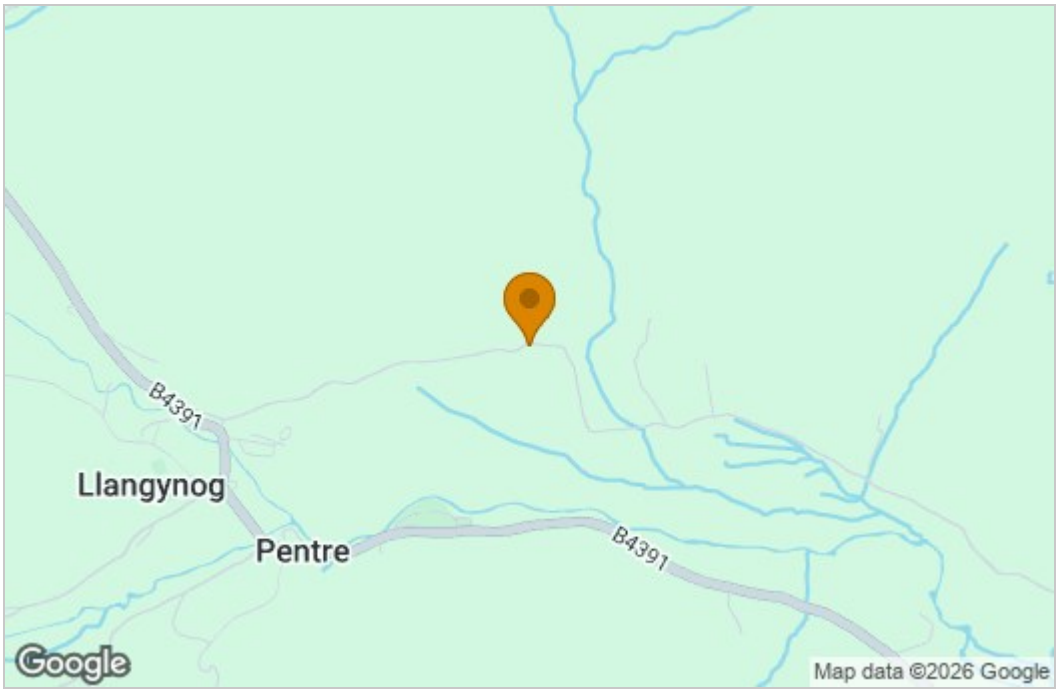
Additional Information

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 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.

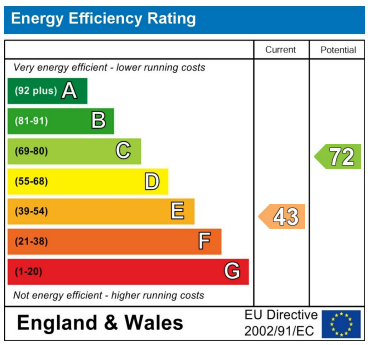
Floor Plan



Area Map



Energy Efficiency Graph



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