



**FOR SALE BY AUCTION**

**On Friday the 31<sup>st</sup> MAY 2024**

**In The Town Hall, Welshpool.**

**At 12 NOON**

**Brynawel  
Westwood Gardens  
Welshpool  
Powys  
SY21 7QW**

A detached 2 bedroom split level property requiring some renovation and upgrading, situated in a quiet cul de sac within easy walking distance of amenities and enjoying wide ranging views

Viewing is highly recommended with the new guide price of

**£175,000**

**Tel: 01938 552555**  
**Email: [info@harryray.com](mailto:info@harryray.com)**  
**Website: [www.harryray.com](http://www.harryray.com)**

**Harry Ray & Company**  
**Estate Agents, Auctioneers & Valuers**  
**5 Broad Street, Welshpool, Powys, SY21 7RZ.**

These particulars do not constitute an Offer or a Contract, neither do they form part of an Offer or Contract.  
The vendor does not make or give, and neither Harry Ray & Company, nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property

The property, which is built mainly of brick under a tiled roof, is without a bathroom facility and is in need of general upgrading and improvement.

The accommodation contains from the recessed gated front entrance with garages either side to

### Hall:

A wide hallway with radiator and stairs up to the living space.



Cloakroom with toilet and handwash basin and access to:

GARAGE no. 1 with electric door and storage space at the rear. 8'3" x 20'10"

GARAGE No. 2 also has an electric door (will only partially open)  
8'1" x 20'8" with storage space at the rear.

The stairs leads to an upper Hall with rear entrance door opening onto a concrete path leading to the side of the property with steps down to street level.

### Kitchen:

12'3" x 7'4" With tiled back base units, single drainer sink with cupboards over, radiator and electric cooker.



### Inner Hall to

### Bathroom:

8'6" x 6'5". The suite has been removed due, to an unfinished project, and needs completely replacing.

### Living Room:

23'11" x 11'11" A very light and spacious room with feature fireplace housing mains gas coal effect fire, 2 radiators and wall to wall front windows with French Doors opening onto a balcony from where the views are exceptional.

Double French style doors open into a



### Dining Room

14'4" x 8' with radiator and glazed partition wall to stair well and door returning to rear hall.



### Off the central Hall

#### Bedroom 1: with front aspect

13'4" x 12'11" with radiator and built in wardrobe

#### Bedroom 2:

13'2" x 10'7" with radiator and built in wardrobe



### Outside:

Limited parking in front of the garages, with steps up one side to a sloping shrubbery garden at the rear and a small mature shrubbery garden to the other side.



### Tenure:

Freehold with vacant possession on completion which is set for Friday 28<sup>th</sup>. June 2024, or earlier by agreement.

### Services:

Mains water, gas, electricity and drainage.  
Gas central heating

### Note:

The services have not been examined or tested by the Selling Agents.

### Local Authority:

Powys (Montgomeryshire) County Council,  
Powys County Hall, Spa Road East,  
Llandrindod Wells, Powys, LD1 5LG. Tel:  
01597 827463. Email:  
revenues@powys.gov.uk.

### Viewing:

Strictly by appointment with the Selling Agents.

### Outgoings:

Property Band 'D'

### Energy Performance Certificate:

Energy Efficiency Rating: E  
A full EPC is available on request or view on  
[www.harryray.com](http://www.harryray.com).

### SOLICITORS:

Gilbert Davies and Partners  
18 Severn Street  
Welshpool  
Powys  
SY21 7AD  
Shonah Dowler acting.

**AUCTION PACK :**

This will be available for inspection 14 days prior to auction at the offices of the Auctioneers between 9am and 5pm Monday to Friday. At the solicitors 9am to 5pm, Monday to Friday. It is deemed that those interested will be familiar with same.

**AUCTION INFORMATION:**

The successful bidder will be required to sign a Contract of Sale and pay a 10% deposit on the fall of the hammer. The balance will be due on completion. We recommend you seek the advice of your solicitor on Contract and other legal matters.

**BUYERS PREMIUM:**

There is a buyer's premium of 1% (plus VAT) of the selling price which is payable to the auctioneers on the sale day.

**PLEASE NOTE:**

The property will not be sold prior to auction.

**MONEY LAUNDERING:**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples: Passport and/or photographic Driving Licence and recent utility bill.

**DIRECTIONS:**

From the agent's office follow the one-way system keeping to the right. Continue to the T junction, turning right and follow the one way system past the Church and continue in the left lane. After passing The Westwood Public House take the next left (Hospital turn) and proceed to the cross roads. Turn left passing Dorothy Hughes House on the right.

Westwood Gardens is a little further uphill on the right.

**A 360 Degree tour of this property is available Online at [rightmove.co.uk](http://rightmove.co.uk) and also on our company website [www.harryray.com](http://www.harryray.com)**

**IMPORTANT INFORMATION :**

1. These particulars have been prepared in good faith to give a fair reflection of the property. If any points are of particular relevance, please ask for further information.
2. These particulars shall not be deemed to be a statement that the property is in good structural condition or otherwise or that any of the services are in good working order. Purchasers should satisfy themselves on such matters prior to purchasing.
3. The photograph(s) show only certain parts of the property and no assumptions should be made to parts of the property that have

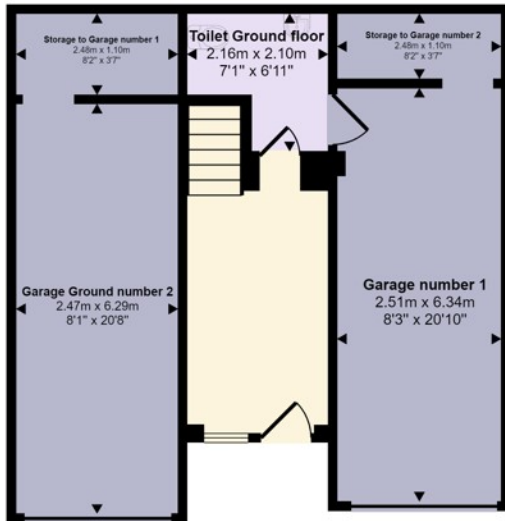
not been photographed. Please ask for further information if required.

4. Areas, measurements and distances referred to are given as a guide only.
5. These particulars, whilst believed to be accurate, are set out as a general outline 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.
6. Money Laundering regulations: We would respectfully ask the prospective buyer to provide proof of identity and address ie. a valid passport or UK driving licence together with a public utility invoice and proof of funding.

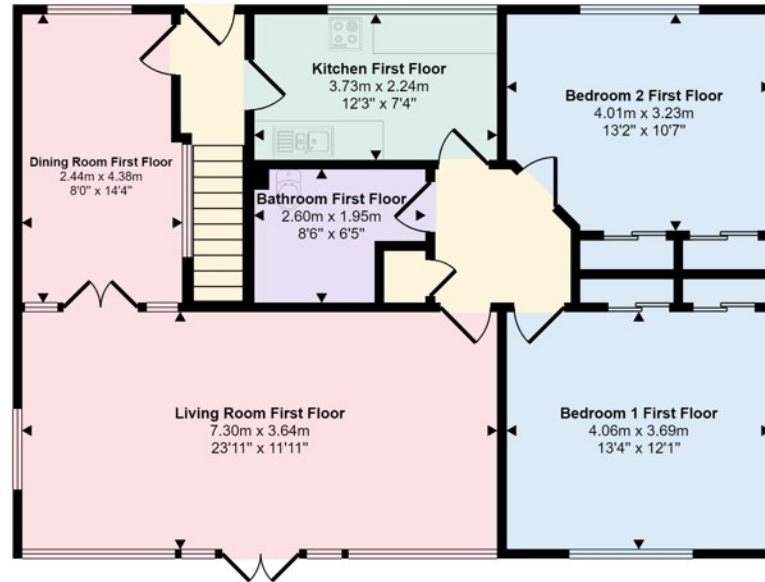
Ref: JEM/6460/16/4/24  
Harry Ray & Company

# FLOOR PLAN

Approx Gross Internal Area  
147 sq m / 1585 sq ft



Lower Ground Floor  
Approx 53 sq m / 575 sq ft



Ground Floor  
Approx 94 sq m / 1010 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.