



**FOR SALE BY PUBLIC AUCTION.**

**Trem y Garth  
Groesllwyd  
Guilsfield  
Welshpool  
Powys  
SY21 9BY**

A detached 3 bedroom country bungalow situated in an elevated position just outside the village of Guilsfield with wide ranging views, in need of refurbishment or redevelopment subject to permission.

The property is of non traditional construction.

**Guide Price:  
£80,000 - £100,000**

**In The Assembly Room  
Town Hall, Welshpool  
On Friday 31<sup>st</sup> May 2024  
At 12:00 Noon**

**HR HARRY RAY & COMPANY HR**  
ESTATE AGENTS & AUCTIONEERS  
WELSHPOOL

**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

Approached off the A490 the property is accessed by right of way via shared track.

Approached from the front the dwelling comprises:

Entrance door into:

**Utility:**

11'2" x 7'3" tiled floor. Plumbing in point.



**Galley Kitchen:**

11'3" x 5'10" Fitted base units incorporating sink with mixer tap over. Built in pantry.



**Dining Room:**

9'6" x 9' Access to loft. Heatstore electric heaters. Built in airing cupboard housing hot water cylinder.



**Lounge:**

14'3" x 11'3" Picture under to front. Fireplace. Heatstore electric heater.



Inner hallway off dining room.

**Bedroom 1:**

10'10" x 9' Heatstore electric heater.



**Bedroom 2:**

11' x 10'10" Heatstore electric heater.



**Bedroom 3:**

9' x 7'9" Heatstore electric heater.



**Separate w.c.**



**Bathroom:**

Fitted washbasin and shower cubicle.  
Separate w.c.



**Outside:**

Lawn to front and rear.



**Tenure:**

Freehold with vacant possession on completion which is set for 28 days after the auction date or earlier by arrangement.

**Auction Pack:**

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

**Buyers Premium:**

A buyer's premium of 1.2% inclusive of VAT is payable on the purchase price payable to the Auctioneer on the day of sale.

**Solicitors:**

Messrs. Gilbert Davies, 18 Severn Street, Welshpool, Powys, SY21 7AD. Mr. David Thomas, acting. Telephone: 01938 552727. Email: [david.thomas@gilbert-davies.com](mailto:david.thomas@gilbert-davies.com).

**Services:**

Mains water, electric are connected.  
Septic tank drainage (shared with neighbouring bungalow).  
Electric Heating.  
UPVC double glazing.

**Note:**

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

**Measurements:**

The measurements contained in these particulars are approximate and for guidance only.

**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](mailto:revenues@powys.gov.uk).

**Outgoings:**

Property Band 'D' online enquiry only.

**Viewing:**

Strictly by appointment with the Selling Agents.

**Energy Performance Certificate:**

Energy Efficiency Rating: G:12 Valid To: 8<sup>th</sup> April 2034. A full EPC is available on request or view on [www.harryray.com](http://www.harryray.com).

**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 Welshpool take the A490 for 3 miles. Just before Hardings petrol station/shop. Turn left up the access (see agents directional sign).

Harry Ray & Company  
MDA/6498/15/04/24  
Amended 17/04/24  
Amended 01/05/24