



AN OPPORTUNITY TO PURCHASE AN ORIGINAL 2 BEDROOM TOLL COTTAGE WHICH HAS BEEN EXTENDED AND MODERNISED BUT WOULD BENEFIT WITH UPGRADING TOGETHER WITH GARAGE AND STANDING IN MATURE GARDENS WITH SUMMER HOUSE AND JUST A FEW MINUTES DRIVE FROM LLANFAIR CAEREINION AND ABOUT 6 MILES FROM THE MARKET TOWN OF WELSHPOOL.

For Sale by Auction on Friday 31st May 2024

In the Town Hall, Welshpool, Powys, SY21 7JQ

at 12.Noon

Heniarth Toll Gate, Heniarth, Llanfair Caereinion, Welshpool, Powys, SY21 0JR

Guide Price: £150,000

Tel: 01938 552555
Email: info@harryray.com
Website: www.harryray.com

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

This former Toll Cottage stands alongside the main road from Welshpool to Llanfair Caereinion on the junction with the B4389. The cottage has been extended from its original stone and slated construction and is surrounded on 3 sides with mature gardens with a summer house and garden shed.

It is interesting to note, the inset letter box on the front elevation is Victorian. Llanfair Caereinion is the nearest town with good local facilities of Shops, Pubs, Doctors/Dentist surgeries, Excellent educational facilities, Church and Chapels and the home to one of the 'Great Little Trains' of Wales. The regional market town of Welshpool is just 6 miles away with its National and Local shops, Supermarkets and main line Railway Station.

Approached directly off the highway to a parking space in front of the lean to garage the accommodation contains from

The enclosed Porch



Living Room

12' x 11'9" plus bay window. An inglenook houses a solid fuel room heater which serves the central heating. Exposed timber ceiling, radiator and stairs off.



Snug

11' x 8' With tiled floor and radiator

Inner hall with understairs cupboard and rear entrance door.



Kitchen

10' x 9'5" Fitted on 2 sides with tiled back base units incorporating a single drainer sink. Bottle gas to cooker, built in pantry cupboard, tiled floor and radiator.



Wet Room

With a generous tiled cubicle and instant electric shower, pedestal hand basin and toilet. Plumbing point for washing machine, built in cupboard and radiator.



Staircase to first floor small landing area with radiator to:

Bedroom 1

12'3" x 12' with radiator and hanging wardrobe and
Built in airing cupboard with cylinder and immersion heater.



Bedroom 2

11' x 8' with radiator and hanging wardrobe.



Tenure:

Freehold with vacant possession on completion. No forward chain. Completion is set for Friday 28th. June 2024 or earlier by agreement

Services:

Mains water and electricity
Solid fuel central heating.
Cylinder gas to cooker
Foul drainage to a septic tank
Mostly double glazed

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.

Viewing:

Strictly by appointment with the Selling Agents.

Outgoings:

Property Band **D** Verbal enquiry only.

Energy Performance Certificate:

Energy Efficiency Rating: A full EPC is available on request or view on www.harryray.com.

SOLICITORS :

Gilbert Davies, 18, Severn Street,
Welshpool. Powys, SY21 7AD.
Mrs. Nerys Jones 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.

OUTSIDE :



DIRECTIONS:

From Welshpool travel along the A458 (T) for about 6 miles towards Llanfair Caereinion. The property is on the right with the junction of the B4389 (Meifod)

A 360 Degree Internal Tour of this property is available on line.
At Rightmove.co.uk or www.harryray.com

Harry Ray & Company Ref:
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FLOOR PLAN