



For Sale By Online Auction (unless previously sold)  
Bethel Cottage, Pwllgloyw, Brecon, Powys. LD3 9RB





**Bethel Cottage, Pwllgloyw  
Brecon, Powys  
LD3 9RB**

**For sale by Online Auction**

**Auction Opens Wednesday  
28th April 2021 at 6pm**

**Auction Closes Thursday  
29th April 2021 at 6pm**

**Summary of features:**

- Two bedroom detached property
- Traditional Grade II Listed stone constructed
- Small gardens situated in rural Breconshire
- Ideal investment opportunity or first timer buyer
- Guide Price £30,000 to £60,000

**Brecon 4 miles  
Hay-on-Wye 19 miles  
Abergavenny 23 miles**

**Description**

Bethel Cottage is a quaint detached Grade II listed property situated on the outskirts of the village of Pwllgloyw. The Cottage requires significant expenditure to bring it up to modern day living standards. The property represents an ideal opportunity for a first time buyer or for investment purposes such as a rental or holiday let etc. The property has the benefit of a small rear garden immediately adjoining the cottage.

The property is situated adjacent to the B4520 and to the rear of the property is Bethel Chapel

**Location**

The property is located approximately ¼ of a mile north of the village of Pwllgloyw and approximately 5 miles North of the market town of Brecon. Pwllgloyw is a pretty village situated immediately North of Brecon and has the benefit of a popular village Public House. Brecon is approximately 5 miles away where there is a good choice of supermarkets, leisure and school facilities and all the other major services.

**Accommodation**

Bethel Cottage is a Grade II Listed two storey stone constructed building with slate roof with a corrugated zinc roof over the adjoining lean-to.

The accommodation briefly comprises the following:-

Front Living Room 4.7m x 3.79m  
Kitchen 2.96m x 4.28m (max) with sink unit and tile floor  
Stairs from Front Room Leading to Landing Area 1.81m x 2.16m (max)  
Bedroom One 2.76m x 3.86m  
Bedroom Two 1.91m x 2.16m

The property has been empty for a period of at least 20 years and whilst the internal decoration of the property is in a somewhat deteriorated state the internal fabric of the building appears to be in relatively good order. A building survey has not been carried out.

**Outside**

To the exterior of the property there is a small garden area immediately adjoining the cottage.

**Services**

Mains electricity. No mains water however a mains supply would be available subject to connection charges.

**Council Tax Band**

Band "C" Powys Council.

**Tenure**

Freehold with vacant possession upon completion.



## Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all easements, quasi-easements, wayleave and rights of way both declared and undeclared.

## Method of Sale

The property is to be offered For Sale by Online Auction. The Auction will open from 6pm Wednesday 28th April 2021 and closing from 6pm on Thursday 29th April 2021 (unless previously sold). The vendors reserve the right to accept an offer prior to the Auction.  
<https://onlineauctions.sunderlands.co.uk/search>

## Completion

28 days from the date of auction.

## Vendors Solicitors

Mr Anthony Mears, H Vaughan Vaughan & Co, 50 High Street, Builth Wells, Powys. LD2 3AD. Tel: 01982 552331

## Viewing

Strictly by appointment only through the sole selling agents. Telephone number: 01497 822522.

Office opening hours:-

Monday - Friday 9.00 – 5.00pm

Out of office contact:

Matthew Nicholls on 07811 521267

## Directions

From Brecon: Proceed in a Northern direction on the B4520 main road,

continue through the village of Pwllgloyw. After exiting the village Bethel Cottage can be found on the left hand side after approximately ¼ mile.

## Contract

A copy of the Contract and any Special Conditions of Sale will be made available on the Agents Online Auction webpage:  
<https://onlineauctions.sunderlands.co.uk>

Please make any further enquiries direct to the Vendor's Solicitors. Purchasers will deem to have bid on the basis of the Contract and such conditions, whether or not they have inspected

## Condition of Sale

The property will be sold subject to the special conditions of sale as included in the Contract of Sale which have been prepared by the vendors solicitors. The Contract of Sale and any Special conditions will be available for inspection at least 7 days prior to the auction date. Purchasers will be deemed to bid on these conditions of sale whether or not they have inspected the contract.

## Money Laundering

As a result of anti-money laundering legislation all persons intending to bid for the property should at the Auction bring with them the following documentation:

1. Photo ID for example Passport or Driving Licence
2. Residential ID for example current Utility Bill.



## Sale Particulars and Plans

The property is sold with all defects and faults and neither the vendor nor the selling agents are responsible for any such faults or defects, or any statements mentioned in the particulars or not. The purchasers should be deemed to have satisfied themselves as to the correctness of the description and extent of the property. No warranty or representation has been made or given by either the vendor or the selling agents in respect of the property. All measurements and distances are approximate and any plans are for identification purpose only and not to scale.

## Plans, Areas and Schedules

These are based on Ordnance Survey and are for reference only. They have been checked and compiled by the vendor's agents and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

## Town and Country Planning

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules, or resolutions which may be or may come into force. The purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

## Misrepresentations Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise

and neither the Vendors nor Sunderlands LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in the relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested prospective purchasers are recommended to obtain an independent survey report on this property.

## Inconsistency

In the event that there are any variance between these particulars and the contract of sale, then the latter shall apply.

## Important Notice

These particulars are set out as a guide only. These are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These

particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: [hay@sunderlands.co.uk](mailto:hay@sunderlands.co.uk)

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

  
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.