



6 ABBEY TERRACE

SALOP ROAD | WELSHPOOL | POWYS | SY21 7HA



****SOLD by Timed Online Auction – Bidding starts Monday 19th October ****please visit the Halls website to register and bid online or contact Halls Welshpool office for assistance - Cash Buyers Only. ****** This two bedroom mid terrace property is situated a short walk from local amenities and town centre. The accommodation comprises of a lounge, kitchen, landing, two bedrooms and bathroom. The property benefits from double glazing, gas fired combination central heating, rear yard and is offered for sale with no onward chain.

By Auction £40,000



- Timed Online Auction - Cash Buyers Only
- Bidding opens Monday 19th October Midday
- Two-bedroom mid-terrace property
- Accommodation comprises of lounge, kitchen, two bedrooms and bathroom
- No onward chain
- Located within walking distance of local amenities and town centre

Frosted double glazed entrance door leading into

LOUNGE

Double glazed window to front elevation, stairs off, wood laminate floor covering, radiator, television point, telephone point.

KITCHEN

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, frosted double glazed rear access door, space for cooker, plumbing and space for washing machine, double glazed window to rear, radiator, wood laminate floor covering.

BEDROOM ONE

Double glazed window to front elevation, radiator, storage alcove with hanging rail.

BEDROOM TWO

Double glazed window to rear elevation, radiator, cupboard housing Ideal gas fired combination boiler.

BATHROOM

Bath, low level W.C., pedestal wash hand basin, radiator, extractor fan.

EXTERNALLY

To the rear of the property there is a concrete yard.



AGENTS NOTES

There are signs of structural movement to the rear. Any purchaser should investigate prior to offering.

The property is offered for sale with no onward chain.

TENURE

We understand 6 Abbey Terrace is Freehold although purchasers must make their own enquiries via their solicitor.

SERVICES

Mains electricity, water, drainage and gas heating are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'B'

DIRECTIONS

Postcode for the property is SY21 7HA

What3Words Reference is moped.spoiled.scrapped



AUCTION AML

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged to obtain proof of identity for buyers, their agents, representatives, including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the timed auction, please visit our website. If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation. There is a cost of £36 for this per buyer.

TIMED ONLINE AUCTION

6 Abbey Terrace will be offered for sale by Unconditional Timed Online Auction, bidding opens at 12 midday on Monday 5th October and closes at 12 midday on Friday 9th October. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACT & SPECIAL CONDITIONS OF SALE (LEGAL PACK)

The property will be sold subject to the Special Conditions of Sale, which can be requested from Halls, the Auctioneers or the Solicitors at Gilbert Davies , 18 Severn Street Powys SY21 7AD prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.



GUIDE PRICE AND RESERVE

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, the purchaser will be responsible for paying a Buyer's Premium as noted. This is additional to the purchase price and set at 3.5% plus VAT, i.e (4%) of the "hammer price", subject to a minimum fee of £4,000 plus VAT (£4,800).

SOLICITORS

Gilbert Davies , 18 Severn Street Powys SY21 7AD
Nerysjones@gilbertdavies.com

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

WEBSITES

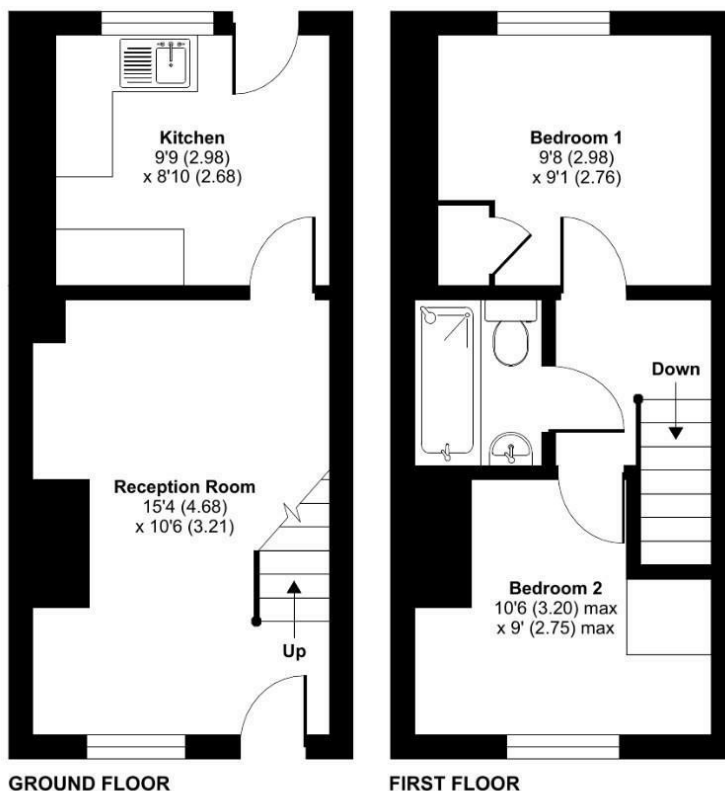
Please note all of our properties can be viewed on the following websites:

www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com



Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2025. Produced for Halls. REF: 1343586



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		48
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552 ✉ welshpool@hallsgb.com

www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch