# Renovation Opportunities: Potential Projects in Perthshire and Carmarthenshire



### Renovation Opportunities: Properties in Perthshire and Carmarthenshire

Two distinct properties requiring renovation have recently entered the market, each offering unique potential for developers or keen home improvers.

#### Perthshire Bungalow

A detached bungalow located at 5 Fraser Avenue in the village of Wolfhill, Perthshire, is on sale for £97,500. Built in 1978, the property, which has one owner since its construction, stands on a large corner plot but has seen better days. Having been unoccupied for some time, it is in a dilapidated condition, with mould, dust, and cobwebs inside, and peeling paint, moss-covered tiles, and overgrown vegetation outside.

The house features a spacious kitchen, a large living room with a picture window, two double bedrooms, a bathroom, a conservatory, and an attached double garage. The total living space spans 94 square meters. The generous garden grounds and driveway provide ample parking. Wolfhill is situated midway between Perth and Coupar Angus, with nearby amenities including a restaurant, garage, and primary school in the village of Guildtown.

#### Carmarthenshire Farmhouse

In Carmarthenshire, a property called Tyr Cwrt near Manordeilo village is up for auction with a guide price of £275,000. The property complex includes a former farmhouse, a bungalow, a Dutch barn, and an outbuilding, all situated on approximately 5.7 acres of land, with an additional option to purchase 2.5 more acres separately.

The main farmhouse offers two reception rooms, a kitchen diner, a bathroom, and four bedrooms, including an ensuite in the principal bedroom. The bungalow, which serves as an annexe, contains a living room, kitchen, bedroom, and bathroom. The location is accessible via the A40 and is close to Llandeilo, offering shops, cafes, restaurants, and other amenities. The surrounding area includes the Bannau Brycheiniog National Park and the National Trust's Dinefwr Park.

The property is available for online auction from July 29 to July 31, managed by Auction House Wales and partner Clee Tompkinson & Francis, Llandovery. Buyers are advised to review the Special Conditions of Sale for additional costs.

Potential buyers can contact Premier Properties for the bungalow in Wolfhill, and Auction House Wales for Tyr Cwrt in Manordeilo.