

Ty Cerrig, Ffordd Llanelwy, Betws Yn Rhos, Conwy, LL22 8AN

Guide Price £300,000











This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

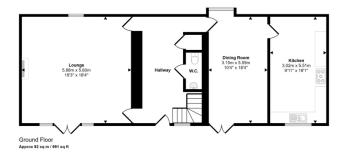


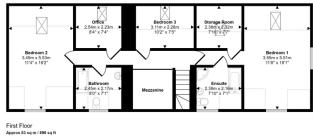
Key Features

- Attractive barn conversion
- · Two reception rooms
- · Countryside setting
- · No forward chain
- Freehold

- · Large area laid to grass
- · Three bedrooms
- · Ample parking
- · Council tax band F
- EPC C

Approx Gross Internal Area 175 sq m / 1886 sq ft





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or may-abatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Meds Gaspapy 360.