



Tom Parry

Afallon, The Crescent, Porthmadog, LL49 9PB

Auction Guide £180,000

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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, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc 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. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

Our Ref: P1378

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Front Porch

with quarry tiled flooring

Hallway

with radiator and under-stairs store cupboard

Lounge

dual aspect room with radiator, redundant tiled fireplace (chimney removed), wood block flooring

Kitchen/Breakfast Room

with range of fitted wall and base units and worktops over, stainless steel sink unit with single drainer, integrated double oven, electric hob, splashback tiling, radiator, marble effect redundant fireplace (chimney removed), door to rear

Bathroom

with coloured three-piece suite comprising panelled bath with 'Gainsborough' shower and shower screen over, pedestal wash hand basin, low level WC, linen cupboard, heated towel rail

Bedroom 3

with fitted wardrobe, radiator

Bedroom 4

with fitted wardrobe, radiator

FIRST FLOOR

Landing

Bedroom 1

with built-in wardrobe and dormer window

Dressing Room

with built-in store cupboard and plumbing for possibility of adding en-suite

Bedroom 2

with radiator and eaves storage

EXTERNALLY

The property is access via a concrete driveway leading to front and to attached garage.

There is a garden laid to lawn to front and side, with a side pedestrian gate and steps leading from the pavement along paved and gravelled path to rear.

Garage

with up-and-over door and housing free standing 'Firebird' oil fired boiler

SERVICES

Mains Water, Electricity & Drainage.
Oil Fired Central Heating (oil tank located at rear)

MATERIAL INFORMATION

Tenure: Freehold
Gwynedd Council Tax Band 'D'



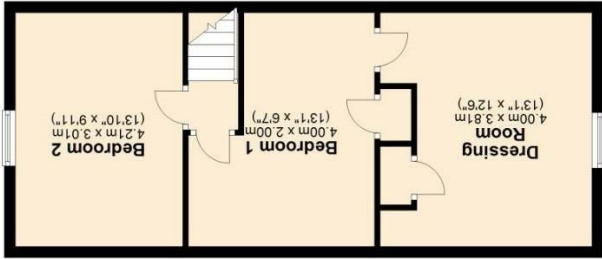




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A	81 B	58 D
81-91	B		
69-80	C	55-68	58 D
55-68	D		
39-54	E		
21-38	F	1-20	58 D
1-20	G		

