



**Tom Parry**

The Old Custom House, Britannia Terrace, Porthmadog, LL49 9NB

Auction Guide £135,000

# The Old Custom House Britannia Terrace, Porthmadog, LL49 9NB

## Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price inc VAT, subject to a minimum of £6,000.00 incl VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 incl VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

## GROUND FLOOR

### Entrance Lobby

With radiator and door to:

### Hallway

With radiator and door to:

### Rear Hallway

With radiator, plumbing for washing machine, extractor fan, door to rear and door to cellar.

## CELLAR

### Room 1

with slate floor and an old fireplace.

### Room 2

with slate floor and an old fireplace.

## SELF CONTAINED APARTMENT

### Hallway

### Bedroom

With 2 radiators and built-in alcove cupboard

### Bathroom

with suite comprising panelled 'P' bath with shower over and shower screen, pedestal wash hand basin with light and mirror above and low level w.c., heated towel rail, extractor fan and wall mounted electric fan heater

### Kitchen

With radiator, a range of fitted wall and base units with worktop including single drainer stainless steel sink unit, built-in oven with 4-ring electric hob above and extractor over, tiled splashback surround, built-in alcove cupboards and a Victorian fireplace set in tiled and timber surround with timber mantle

## FIRST FLOOR

### Landing

With radiator

### Dining Room

With 2 radiators, archway

With radiator, a range of fitted wall and base units with worktop including 1½ bowl stainless steel sink unit, built-in oven with 4-ring electric hob above and extractor over, tiled splashback surround, plumbing for washing machine, built-in alcove cupboard and a Victorian fireplace set in tiled and timber surround with timber mantle

### Utility

With radiator, fitted base units with worktop including single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer and Worcester boiler

### Bedroom 5

With radiator

### Bathroom

with suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin with light and mirror above and low level w.c., heated towel rail, extractor fan and wall mounted electric fan heater

### WC

With radiator, low level WC, pedestal wash hand basin and extractor

### Lounge

with 2 radiators, built-in alcove cupboard, coal effect gas fire set in Victorian fireplace with tiled and timber surround, timber mantle and granite hearth

### Kitchen

With radiator, a range of fitted wall and base units with worktop including 1½ bowl stainless steel sink unit, built-in oven with 4-ring electric hob above and extractor over, tiled splashback surround, plumbing for washing machine, built-in alcove cupboard and a Victorian fireplace set in tiled and timber surround with timber mantle

### Landing

With radiator

### Bedroom 1

With two radiators, built-in alcove cupboards and TV point

### Bedroom

With 2 radiators, archway and TV point

### Bedroom 3

With radiator

### Bedroom 4

With radiator

### Shower Room

with double walk-in shower, pedestal wash hand basin with light and mirror above, low level w.c., heated towel rail, wall mounted fan heater and extractor

## EXTERNAL

Small gravelled terrace behind a dwarf wall to the front. Side passageway providing access to the rear.

## MATERIAL INFORMATION

Tenure: Freehold  
Council Tax Band: E

Note: Spray foam insulation present to underside of the roof slates which can limit the availability of mortgages.







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	62
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Old Custom House, Porthmadog, Gwynedd, LL49 9NB  
Approximate Gross Internal Area  
200.8 sq m / 2161 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

