



Tom Parry

Hyfrydle, 10 Salem Terrace, Criccieth, LL52 0AD

£300,000

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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.

Our Ref: C375

Tom Parry & Co are delighted to bring this spacious end terrace property to the market. Ideally located in a central position facing opposite Y Maes in the popular seaside and castle town of Criccieth.

This large character property offers generous living accommodation including a living room with cosy log burner, dining room, large kitchen and utility to the ground floor and five bedrooms, including one en-suite and two bathrooms to the two upper floors. The deep period bay windows offer fantastic sea views that are best enjoyed from the Master Bedroom.

Conveniently located for the many High Street amenities Criccieth has to offer, including restaurants, shops, promenade and beach, this property will appeal to those seeking a family home as well as to the investment market. With no onward chain, viewing is highly recommended.

ACCOMODATION

All measurements are approximate

GROUND FLOOR

Entrance Hall

with feature corning; dado rail; carpet flooring; two radiators; under-stairs storage

Living Room

with log burning stove set on slate hearth; deep bay window to front with sea views; carpet flooring; radiator

Kitchen

with range of fitted wall and base units; space for free standing electric oven; integrated dishwasher; 1.5 bowl sink and drainer unit; tall feature radiator; window to side

Dining Room

with window to the rear; vinyl flooring; radiator

Utility Room

with fitted base unit; ceiling clothes airer; floor mounted 'Worcester' boiler; radiator; view over garden; door to rear

FIRST FLOOR

Landing

with under-stair storage

Bedroom 1

with bay window enjoying sea views; fitted wardrobes; carpet flooring; radiator; door to en-suite

Ensuite to Bedroom 1

with large tiled shower unit; low level WC; pedestal wash hand basin; radiator; vinyl flooring; countryside views to rear

Bedroom 2

with laminate flooring; two windows to rear enjoying countryside views; radiator

Bedroom 3

with carpet flooring; radiator

'Jack & Jill' Bathroom

accessed from Landing and Bedroom 2 with panelled bath with shower over; pedestal wash hand basin; low level WC; airing cupboard; loft access; vinyl flooring; radiator

SECOND FLOOR

Landing

spacious landing with 'Velux' roof light; carpet flooring; radiator and loft access

Bedroom 4

with sea views and feature sloping ceiling; laminate flooring; built-in wardrobes; radiator

Bedroom 5

with sea and countryside views; carpet flooring; radiator

Bathroom

with sea views; panelled bath; low level WC; pedestal wash hand basin; built-in storage; vinyl flooring

EXTERNALLY

The property occupies a corner plot and has gated access to the front to a generous gravelled terrace, enjoying sea and Castle views.

To the side there is private parking for one car, though there is feasibly space for another car.

At the rear there are lawned gardens, with access to the service road running behind the house; 2 sheds; a purposed built woodshed and patio at rear

SERVICES

All Mains Services

MATERIAL INFORMATION

Tenure Freehold

Gwynedd Council Tax Band 'D'

Private Parking





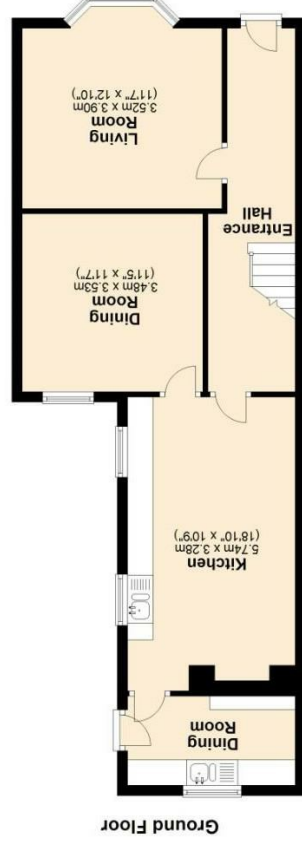
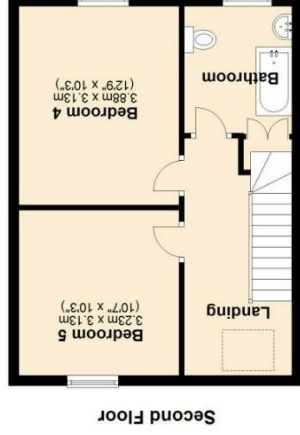
Tom Parry

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plans produced using Planity.