



# Tom Parry

4, Beach Road, Morfa Bychan, LL49 9YA

Auction Guide £320,000



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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 4.5% of the purchase price inc VAT, subject to a minimum of £6,600.00 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: P1512

### SUMMARY

Tom Parry & Co are delighted to offer for sale this spacious detached house located on the popular Beach Road in the charming village of Morfa Bychan. This property boasts generous living space with two reception rooms, four bedrooms and ancillary space, perfect for a growing family or those who love to entertain.

The property includes a large conservatory, ideal for enjoying the beautiful views of the private garden all year round. Built in 1988, this house exudes character and charm while offering modern amenities for comfortable living. The large driveway and integral garage provide convenient parking options for you and your guests.

The property is sold with the benefit of a live planning permission for the demolition of the conservatory and for extending the ground floor at the rear to have a fantastic open plan living and kitchen area at the rear, under planning reference C22/0276/44/DT.

Located in the picturesque Morfa Bychan, this property offers a peaceful retreat from the hustle and bustle of city life, while still being within easy reach of local amenities and the beach as well as the popular Beach Club, just a short walk away. This property requires some cosmetic upgrade, but could make a fantastic family home.

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Hallway

with feature parquet wood block flooring; access to integral garage and radiator

#### WC

with low level WC and wash basin

#### Living Room

with gas fire set in timber and marble surround; deep square bay window to the front; double doors to dining room; carpet and radiator

#### Kitchen

with a range of built in colour wall and base units with worktop over; integrated 5 ring gas hob; space and plumbing for dishwasher; sink and drainer; integrated electric oven; under stair store and breakfast bar

#### Dining Room

with doors from living room and into conservatory; carpet and radiator

#### Conservatory

with two sets of French doors to garden; tiled floor and fitted blinds to the roof

#### Utility Room

with space and plumbing for washing machine and tumble drier; wall mounted combi boiler; door to side; stainless steel sink and drainer

#### Study

with carpet and radiator

#### Shower Room

accessed off Study; shower cubicle; wash basin set in built in vanity unit; heated towel rail and carpet

### FIRST FLOOR

#### Landing

with gallery style handrails; access to loft and radiator

#### Bedroom 1

with built in wardrobes and over bed storage; large picture window overlooking garden; carpet and radiator

#### En-Suite

with WC and wash basin set in vanity units; shower cubicle; heated towel rail and tiled walls

#### Bedroom 2

with large picture window to the front; built in wardrobes; carpet and radiator

#### Bedroom 3

with built in over bed storage cupboards; carpet and radiator

#### Bedroom 4

with carpet and radiator

#### Bathroom

with large panelled bath with feature lighting; washbasin and WC set in vanity with ample storage; heated towel rail and shower cubicle

### EXTERNALLY

The property is accessed via a private driveway laid to brick paviours to the front of the house and a double integral garage (5m x 5.4m) with electrically operated door and light and power connected.

At the rear there is an 'L' Shaped garden laid to flagstones with a timber summer house to the rear corner and planted with a range of mature shrubs and grasses.

### SERVICES

Mains water, electricity and drainage. LPG tank to front garden.

### MATERIAL INFORMATION

Tenure: Freehold.  
Council Tax: Band F











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.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Boundary lines 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 Brown Energy Assessments. All rights reserved.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

