

# EGERTON ESTATES



## **Cliff Top Dinas Farm, Tyn Y Gongl, LL74 8RU**

**Auction Guide £230,000**

In conjunction with Town & Country Property Auctions  
Guide Price £250,000 plus 5% Buyers Premium plus VAT  
For sale by unconditional online auction on the 25th June, 2025  
Registration now open via Town & Country Property Auctions

An outstanding freehold clifftop holiday chalet on the edge of Traeth Bychan beach, set in a very spacious garden plot and enjoying outstanding views over the beach and up the east coast of the island of Anglesey.

Rarely do such chalets become available on Dinas Farm, retained by families over many years, and Cliff Top is regarded as one of the finest holiday chalets available on the island of Anglesey.

Available Freehold with reasonable management charges for commonhold areas.



### **Entrance Hall 9'8" x 4'7" (2.95 x 1.42)**

With timber entrance door, shelving

### **Living/Dining Room 20'6" x 9'7" (6.25 x 2.93)**

Having 3 front aspect windows to give outstanding sea views over Traeth Bychan beach over towards Moelfre and the headland. Laminated flooring, wall mounted electric heater, part double glazed.

### **Inner Hall**

### **Kitchen 10'5" x 8'2" (3.18 x 2.51)**

Having a range of solid timber kitchen cupboards with worktop surfaces and tiled surround to include a stainless steel sink unit with gas fired water heater. Electric cooker point, wall mounted shelving, laminated floor. Double glazed window and door to the rear.

### **Bedroom 1 10'4" x 8'7" (3.15 x 2.63)**

Having laminated flooring, double glazed side aspect window

### **Bedroom 2 9'10" x 8'1" (3.00 x 2.48)**

With laminated flooring, double glazed side aspect window.

### **Bedroom 3 12'0" x 6'1" (3.67 x 1.86)**

With laminated flooring, side aspect double glazed window.

### **Shower Room 10'11" x 4'5" (3.34 x 1.37)**

Having a corner shower cubicle with electric shower control, wash basin, WC, heated towel rail, tiled floor.

### **Outside**

Cliff Top chalet is set within a very spacious plot of about quarter acre and gives open parking for several vehicles.

The land is laid to grass and is fantastically positioned to take advantage of the views, being mostly level and considered secure to the cliff top.

Included are two basic timber sheds and an outside Pizza oven

### **Services**

Mains water and electric. Private drainage.

### **Tenure**

Dinas Farm fields is held on a freehold basis which is shared with other chalet owners (commonhold) . There is a management committee and secretary. Details of payments not yet obtained., and are in the region of £250 per year to cover water, sinking fund, grass cutting and maintenance of communal areas . Occupation is allowed for 10 months of the year. Holiday use by family and friends allowed, but not commercial holiday letting. Permanent occupation is not allowed.

### **Council Tax**

Band A

### **Energy Performance**

Band G

### **Auction Details**

#### **Legal Pack**

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click the Legal Documents button at the bottom of this advert or visit [tcpa.co.uk](http://tcpa.co.uk).

#### **Auction Information.**

To view the auction information, click the Online Bidding button by visiting [tcpa.co.uk](http://tcpa.co.uk).

**UNCONDITIONAL LOT Buyers Premium Applies**  
Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

#### **Pre Auction Offers Are Considered**

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

#### **Special Conditions**

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

#### **Material Information**

Material information will be provided within the legal pack- to download visit our website [tcpa.co.uk](http://tcpa.co.uk).

#### **Auctioneer Notes**

The vendor reserves the right to withdraw the property for sale before the auction end date. Cash buyers or pre-approved mortgages/finance only.

### **Directions**

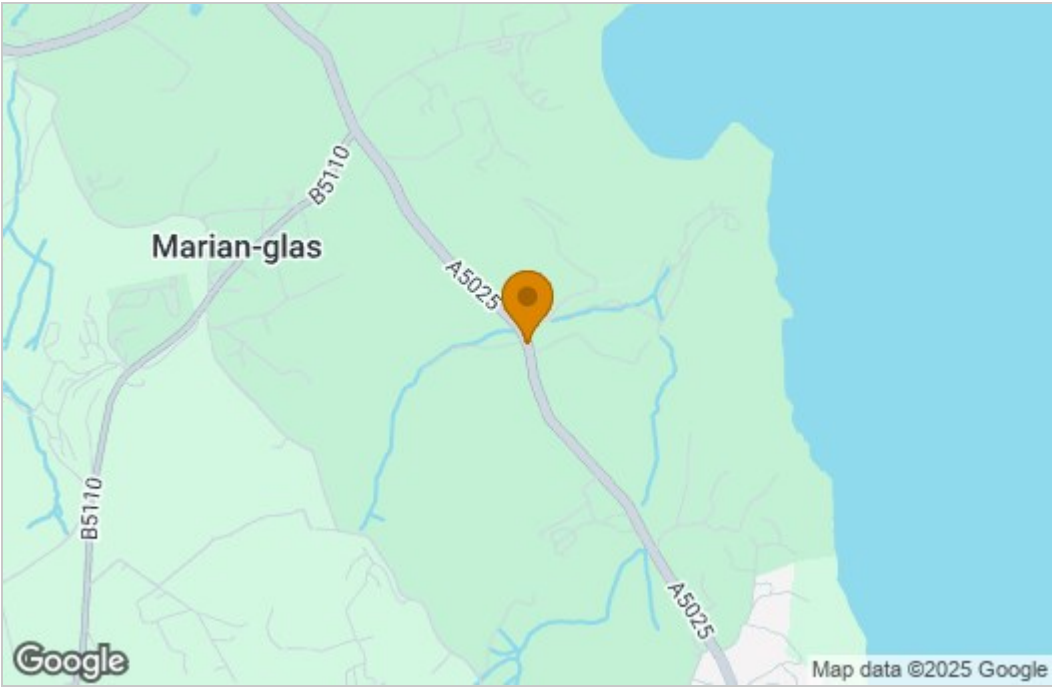
From our Benllech office, travel northwards on the

A5025 towards Moelfre. In just under a mile there is a dip in the road and a large lay by to the right. Turn into this layby and at the bottom (by the bins) take the single lane track. Bear left (do not enter Penrhyn Point), and continue all the way down until you reach Dinas Farm house. Proceed through the gate and follow the unmade track and continue up a slight incline until it opens up into a field. Best to park here and walk down to Cliff Top which is the first on the left.

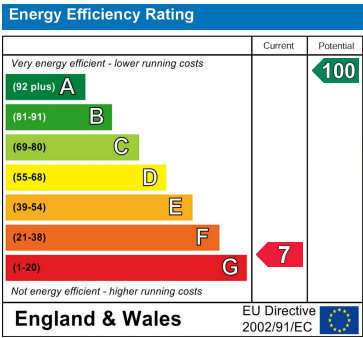
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.