

EGERTON ESTATES



Glandwr , Moelfre, LL72 8HG

Auction Guide £230,000

SOLD PRIOR TO AUCTION

In conjunction with Town & Country Property Auctions
Guide Price £230,000 plus 5% Buyers Premium plus VAT
For sale by unconditional online auction on the 29th October, 2025
Registration now open via Town & Country Property Auctions

A fine detached 3 bedroom house, centrally located within this sought after seaside village, and enjoying fine sea views from several rooms. Positioned within spacious gardens with its own garage, the property is in need of substantial renovation and modernisation but is keenly priced to reflect this. This property is 'sold as seen'.

Conservatory Entrance 8'6" x 3'11" (2.61 x 1.20)

With double glazed surround and entrance door, tiled floor.

Sitting Room 13'10" x 10'7" (4.23 x 3.23)

Previously used as a pottery workshop with wall shelving. As there is only a timber partition to the kitchen, this room could easily be converted into part of the kitchen.

Galley Kitchen 12'3" x 5'1" (3.74 x 1.55)

With an older range of units to include a double drainer stainless steel sink unit, electric cooker point, plumbing for a washing machine, dual aspect windows.

Inner Hall

With staircase to the first floor and doorway to the rear garden.

Cloakroom

With w.c and wash basin.

Living Room 19'1" x 13'9" (max) (5.82 x 4.21 (max))

Having a feature front aspect picture window giving a delightful view of Moelfre beach and bay. Two further windows, Moelfre stone fireplace and hearth, exposed ceiling beam, wall shelving, understairs cupboard.

Rear Porch 13'1" x 6'5" (4.00 x 1.96)

With outside door to the rear.

First Floor Landing

With linen cupboard.

Bedroom One 19'2" x 10'0" (5.85 x 3.05)

With dual aspect double glazed windows giving delightful sea views over the bay.

Bathroom 6'11" x 6'3" (2.11 x 1.92)

With an older suite in white comprising a steel bath with electric shower over, w.c, wash basin with large mirror over, electric radiator, airing cupboard with hot water cylinder.

Bedroom Two 10'7" x 7'8" (3.25 x 2.35)

With dual aspect double glazed windows giving sea views.

Bedroom Three 12'4" x 7'5" (3.78 x 2.27)

With dual aspect windows, partitioned w.c and wash basin.

Outside

The property has spacious and very private gardens on varying levels part grass, and with extensive shrubs and trees to include apple, cherry and fig trees. There is a garden shed, timber store, and access to both the public car park to the rear being the location of the garage, while adjoining the house is a pedestrian bridge over a small stream that leads directly to the sea front.

Garage

With access over a public car park to the rear.

Services

Mains water, drainage and electricity.

Energy Performance Certificate

Band F 24/68

Council Tax

Band E

Tenure

Understood to be freehold which will be confirmed by the vendor's conveyancer.

Directions

The easiest way to gain access is to take the public footpath near the sea front that passes through 'Anne's Pantry' gardens, and Glandwr is on the right with a pedestrian bridge over the stream.

Auction

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.

Auction Information.

To view the auction information, click the Online Bidding button by visiting 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.

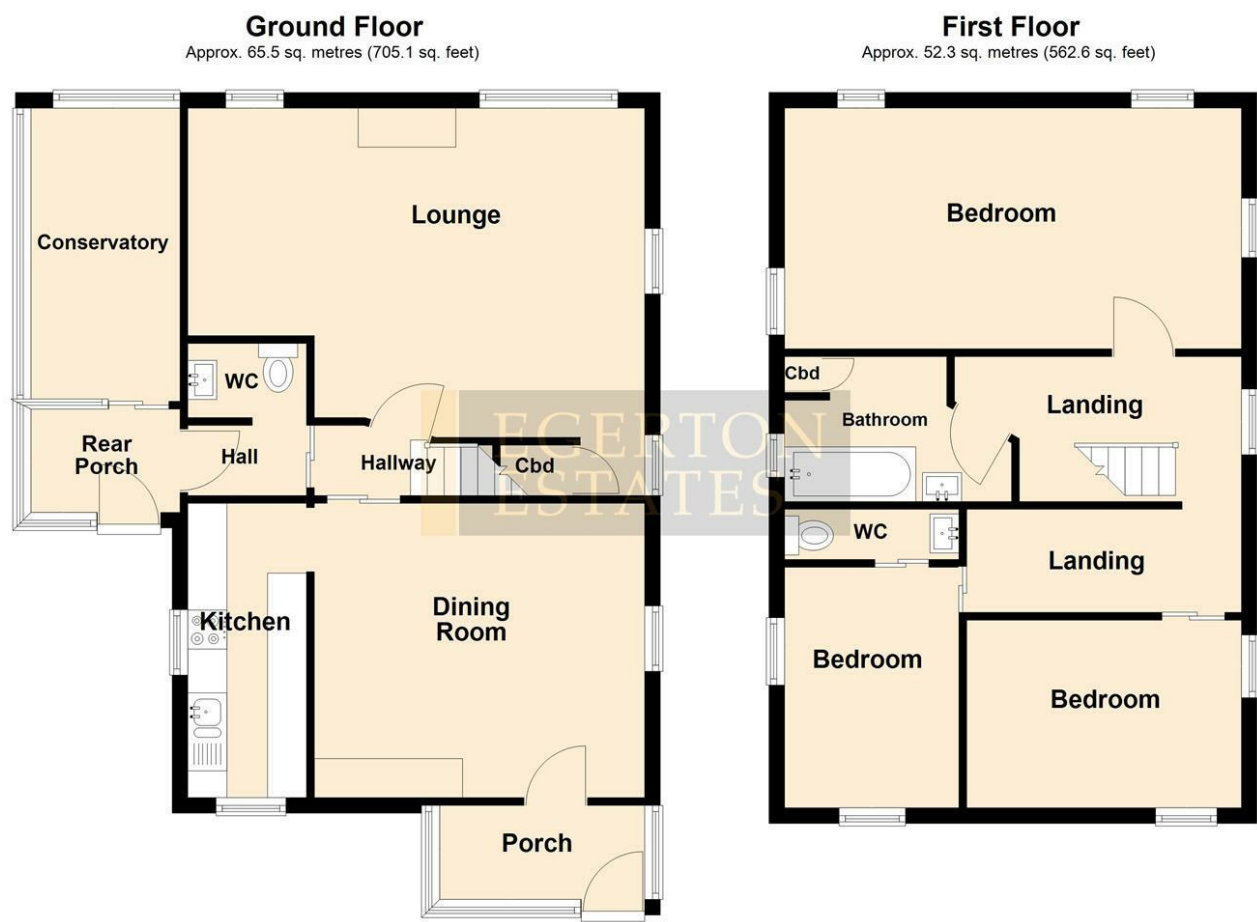
Material Information

Material information will be provided within the legal pack- to download visit our website tcpa.co.uk.

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.

Floor Plan

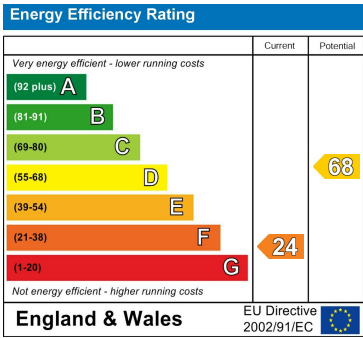


Total area: approx. 117.8 sq. metres (1267.7 sq. feet)

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.