



Tom Parry

22 Bryn Tirion, Blaenau Ffestiniog, LL41 4PP

Auction Guide £135,000

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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.

BF1375

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

with original slate slab walls, serving:

Living Room

4.63 x 2.68 (15'2" x 8'9")

with stone surround fireplace with raised slate hearth housing the multi fuel stove (supplying the partial central heating system) exposed ceiling beams; slate shelving in recess

Kitchen/Dining Room

5.06 x 2.65 (16'7" x 8'8")

with matching wall and base units; hot and cold stainless steel sink; 1 radiator; partly tiled walls; partly tiled flooring; stairs to first floor

Shower Room

with tiled shower cubicle with 'Triton' shower; pedestal wash hand basin; low level w.c; mostly tiled walls; carpet flooring

Utility Room

3.15 x 2.16 (10'4" x 7'1")

with plumbing for automatic washing machine; part exposed stone wall

FIRST FLOOR

Bedroom 1

4.64 x 2.51 (15'2" x 8'2")

with exposed ceiling beams; 1 radiator; stripped floorboards

Bedroom 2

3.35 x 2.28 (10'11" x 7'5")

'L' shaped; 1 radiator; carpet flooring

Shower Room

tiled shower cubicle with louvre doors with 'Mira' shower; pedestal wash hand basin and w.c; pine panelled walls; 1 radiator; airing cupboard with louvre doors housing the hot water cylinder fitted with immersion heater; cork flooring

EXTERNALLY

Slate steps leading through to terraced lawned garden with a bike shed, wood store and a further timber shed at the end of the garden.

Access to rear service lane.

Small enclosed front garden with variety of shrubs and crazy paving.

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'







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.

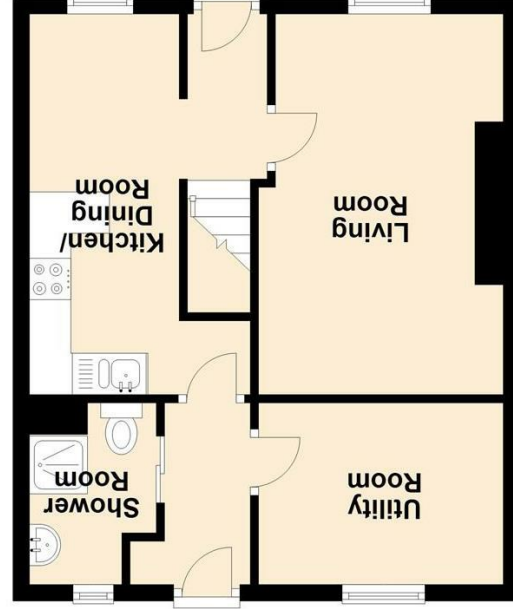
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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.
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First Floor



Ground Floor