



9 Hafod Ruffydd, Blaenau Ffestiniog LL41 3DQ

Starting Bid: Auction Guide £75,000 plus reservation fee

- FOR SALE BY MODERN METHOD OF AUCTION - T & C's Apply
 - An end terrace cottage
 - 2 bedrooms
 - In need of complete modernisation and refurbishment
 - Sizeable garden to the side
- Superb views to the front towards the Moelwyn Mountains
 - Ideal investment opportunity for a builder/developer

9 Hafod Ruffydd, Blaenau Ffestiniog LL413DQ

Auctioneer Comment

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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.

GENERAL INFORMATION

An end terrace cottage with sizeable garden to the side, occupying an elevated position on the fringe of the town and enjoying superb far reaching views towards the Moelwyn Mountains.

The property is in need of complete modernisation and refurbishment.

Ref: BF1248

The ACCOMMODATION comprises
(all measurements approximate)

GROUND FLOOR

Open Porch

Entrance Hall

with glazed entrance door, half pine panelling to 1 wall, stairs to first floor

Living Room

12'6" x 8'4" (3.83m x 2.55m)

with open fireplace and slate mantle and hearth, electric storage heater

Kitchen

17'0" x 5'9" (5.19m x 1.77m)

with 1 double base unit fitted with single drainer, stainless steel sink unit, 1 single base unit and 2 single wall units, worktop, plumbing for washing machine, door out to rear

FIRST FLOOR

Landing

with electric storage heater, airing cupboard housing the hot water cylinder

Bedroom

9'8" x 8'11" (2.95m x 2.74m)

with superb views towards the Moelwyn mountains

Bedroom 2

8'10" max x 7'0" (2.71m max x 2.14m)

with superb views towards the Moelwyn mountains

Bathroom

with coloured suite comprising bath, pedestal wash basin and w.c.

EXTERNALLY

Concrete steps from roadway up to small front garden
Slate steps from roadway up to side path, slate paved rear yard and sizeable garden to the side (road frontage approx 150' and currently overgrown), timber store shed

SERVICES

Mains water, electricity and drainage

MATERIAL INFORMATION

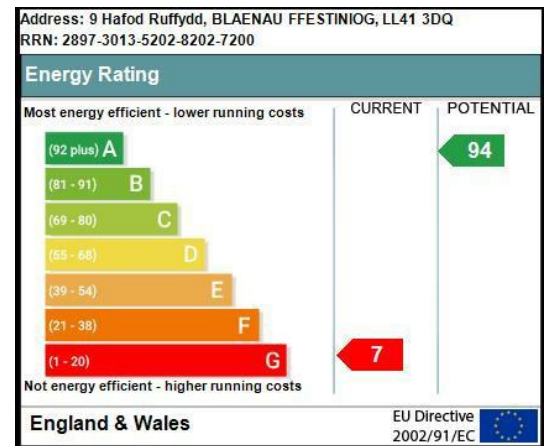
Tenure: Freehold

Council Tax Band 'A'



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.



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