

# Tudor

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chartered surveyors | estate agents | property managers



## 3 Church Place, Pwllheli, LL53 5DT

**Price guide £125,000**

- FOR SALE BY MODERN METHOD OF AUCTION
- Substantial End of Terrace Residence
- 4 Bedrooms
- Rear Garden
- Ripe for Refurbishment
- Accommodation on Three Floors plus Cellar



# 3 Church Place, Pwllheli, LL53 5DT

AUCTION GUIDE £125,000

Tudor Estate Agents & Chartered Surveyors are favoured with instructions to offer this substantial end of terrace residence for sale situated in a convenient position within walking distance of the high street and shops.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.

The spacious accommodation is on three floor plus large cellar rooms, offering great potential and is ripe for refurbishment (\*please note the property will be sold 'as seen' including contents, fixtured & fittings)

Briefly comprises of the following: -

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 buyer will pay £300.00 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.

## GROUND FLOOR

### Entrance Hallway

UPVC front door. Radiator. Stairs to first floor. Under stairs door leading to cellar room.

### Lounge 12'4 x 11'3 (3.76m x 3.43m)

Radiator. Gas fire (condition unknown). Storage cupboard in alcove. Arch opening to:

### Kitchen-Diner 10'5 x 11'8 (3.18m x 3.56m)

Kitchen units incorporating one and a half bowl stainless steel sink unit. Space for oven. Space for washing machine.

### Inner Hall

Under stairs door to cellar.

### Rear Porch/Utility 8'2 x 6'3 (2.49m x 1.91m)

UPVC door to rear. Quarry tiled floor.

## FIRST FLOOR

### Landing

Radiator. Stairs to second floor.

### Bathroom 9'1 6'2 (2.77m 1.88m)

Panelled bath. Low level w.c. Pedestal washbasin. Radiator.

### Rear Bedroom 10'8 x 11'10 (3.25m x 3.61m)

Radiator.

### Front Bedroom/Sitting Room 16'6 x 11'0 (5.03m x 3.35m)

Radiator. Gas fire (condition unknown).

## SECOND FLOOR

### Landing

Airing cupboard with cylinder.

### Rear Bedroom 10'8 x 12'0 (3.25m x 3.66m)

Radiator.

### Front Bedroom 16'6 10'11 (5.03m 3.33m)

Maximum measurements into built in wardrobe. Radiator.



# Tudor

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# 3 Church Place, Pwllheli, LL53 5DT

**CELLAR 16'5 x 24'4 overall (5.00m x 7.42m overall)**

**OUTSIDE**

Side access to rear garden with large gate.

**SERVICES**

We understand that mains water, electricity, gas and drainage are connected to the property. There are fitted radiators throughout, however, the source of heat is unknown and requires attention.

Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

**TENURE**

We understand the property is freehold with vacant possession available on completion.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Percent	Current	Percent
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(81-91) A	
(81-91) B		(69-80) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
83	35		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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