

Tudor

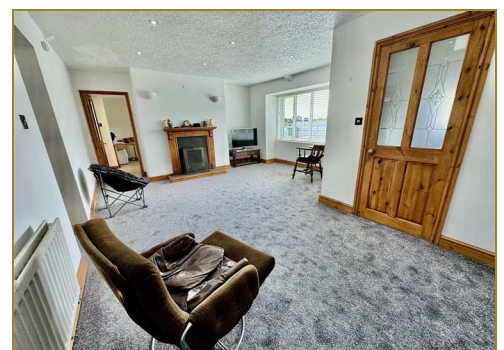
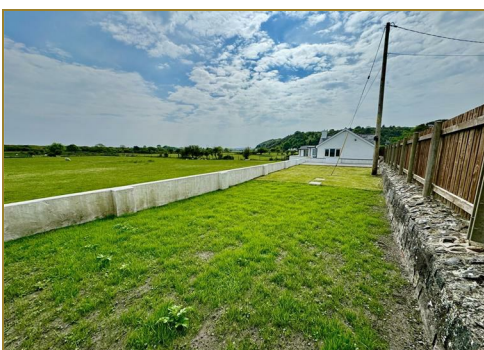
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chartered surveyors | estate agents | property managers



Tyddyn Iws, Abererch Road, Pwllheli, LL53 5YY

£162,000

- FOR SALE BY MODERN METHOD OF AUCTION
- Detached Bungalow
- Outskirts of the Town, Close to the Marina
- Three Bedrooms
- Ample Parking & Garden
- Gas Central Heating



Tyddyn Iws Abererch Road, Pwllheli, LL53 5YY

AUCTION GUIDE £165,000

Tudor Estate Agents & Chartered Surveyors are delighted to offer this detached bungalow for sale by online modern method of auction. The residence is situated on the outskirts of the town but is still convenient for the town and walking distance to the harbour. There is a bus stop on both sides of the road adjacent to the property.

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, supermarkets and marina.

The comfortable accommodation has the benefit of double glazing and gas central heating and briefly comprises of the following: - Hall. Lounge-Diner. Kitchen. Utility room. Three bedrooms and Bathroom. Ample parking area to the front leading to rear garden with paved patio and lawn.

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.

Front Porch

Storage cupboard. Radiator. Door to:

Lounge-Diner 14'2 x 18'7 (4.32m x 5.66m)

Living flame gas fire. Radiator. Door to:

Kitchen 14'1 x 5'8 (4.29m x 1.73m)

Kitchen units. One and a half bowl stainless steel sink unit. Integral oven with gas hobs. Combi boiler for central heating and hot water. Radiator. Door to:

Utility Room 3'10 x 5'8 (1.17m x 1.73m)

Plumbing for washing machine.

Rear Porch

Outside door.

Inner Hall

Bedroom 3 10'9 x 7'2 (3.28m x 2.18m)

Radiator.

Bathroom 8'8 x 5'4 (2.64m x 1.63m)

Low level w.c. Panelled bath with shower over. Pedestal washbasin.

Bedroom 2 13'10 x 7'1 (4.22m x 2.16m)

Radiator. Built in wardrobe.

Bedroom 1 11'9 x 8'11 (3.58m x 2.72m)

Radiator. Built in wardrobe.

OUTSIDE

Ample parking area to the front with side access to rear paved patio and lawn garden - overlooking open countryside.



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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SERVICES

We understand that mains water, electricity and gas are connected to the property. Private drainage. 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.

COUNCIL TAX

Band E



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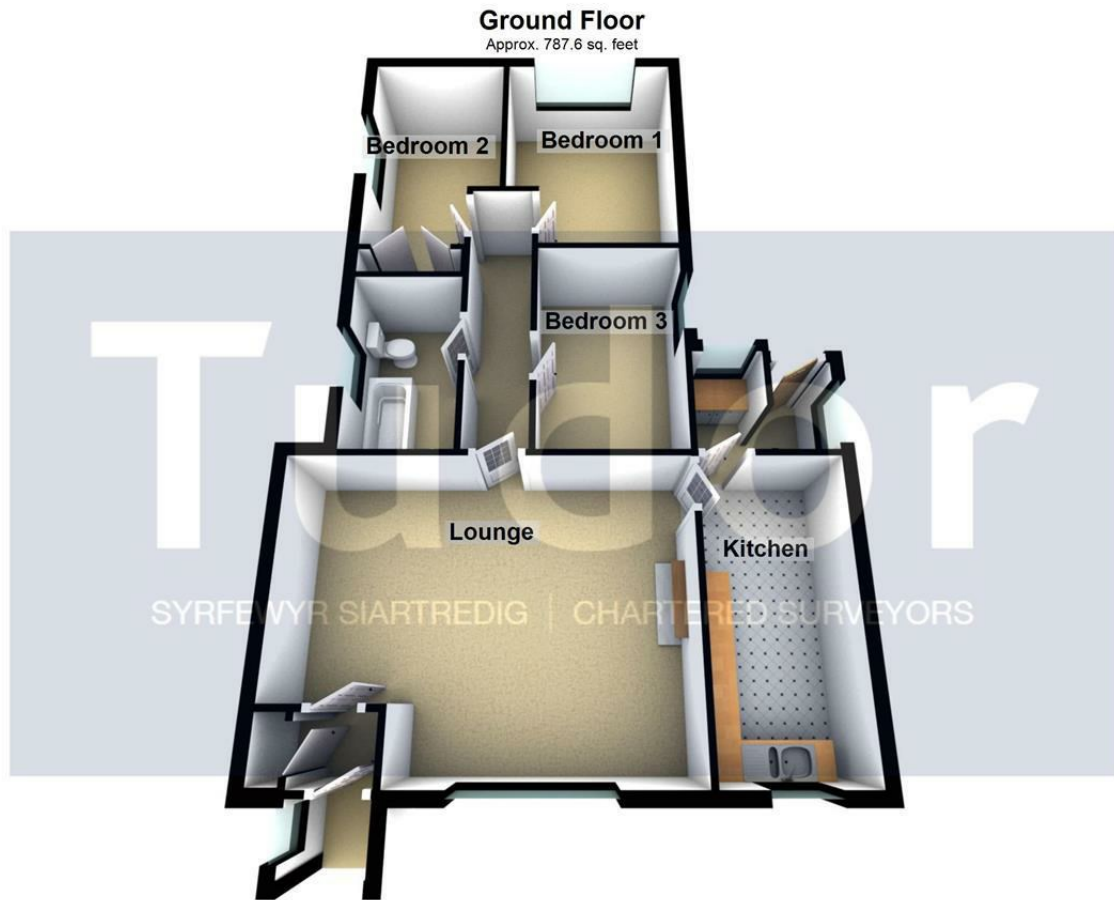
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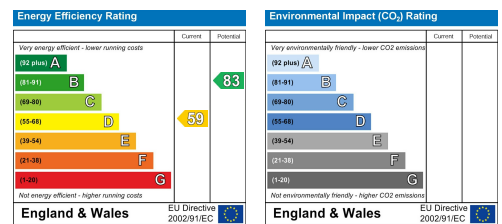
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Total area: approx. 787.6 sq. feet

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