



Tom Parry

12 Marine Gardens, Barmouth, LL42 1HL

Auction Guide £200,000

12 Marine Gardens, Barmouth, LL42 1HL

FOR SALE BY MODERN METHOD OF AUCTION : STARTING BID PRICE £200,000 PLUS RESERVATION FEE.

Deceptively spacious and with so much flexibility, 12 Marine Gardens is a mid terrace property over 3 floors. Move in ready and with no onward chain, the property boasts location - minutes walk from the beach and town - and versatility. It could be a 5 bedroom property with a stylish family bathroom - or a 3 bedroom house with 2 extra rooms to be used as you wish - home office, craft room, play room - the choice is yours. Contemporary and smart throughout, with low maintenance exterior spaces, this home presents the perfect opportunity for anyone to just move in, unpack, and enjoy your new life by the sea.

The property is located in the classic seaside resort of Barmouth "where the mountains meet the sea" Residents can lose themselves in the rugged landscapes of Snowdonia National Park or stroll along the quaint streets lined with colourful shops, restaurants and cafes. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond. Whether it's hiking, beachcombing, or simply soaking in the tranquil atmosphere, Barmouth is timeless and captivating place to live.

Entrance door into accommodation: (all measurements are approximate)

IMPORTANT INFORMATION

This property is for sale by "Merseyside & Cheshire North Wales Property Auction "powered by iam-sold Ltd" AUCTIONEERS 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. This additional time allows buyers to proceed with mortgage finance. 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 including VAT, subject to a minimum of £6,000.00 including 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 £300.00 including 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. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you" TO VIEW OR MAKE A BID contact Tom Parry 01766780883 or visit www.tomparr.co.uk

GROUND FLOOR

ENTRANCE HALLWAY

Stairs leading to first floor, radiator, door into

LOUNGE/DINING ROOM

7.07 x 3.4 (23'2" x 11'1")

Dual aspect windows to front and rear, under stairs storage, integrated shelving, 2 radiators, steps down into

KITCHEN

2.93 x 2.5 (9'7" x 8'2")

Fitted with a range of wall and base units including stainless steel sink and drainer unit, space for fridge, space for range style cooker with extractor hood above, tiled splash backs, laminate worktops, window to side, door leading to

UTILITY ROOM

2.4 x 1.96 (7'10" x 6'5")

Useful area with space and plumbing for washing machine, boiler for central heating system, laminate worktops, window to rear

FIRST FLOOR

LANDING

Radiator, fitted carpet, stairs to second floor, doors leading to

BEDROOM 1

3.8 x 4.36 (12'5" x 14'3")

Two windows to front, radiator, fitted carpet

BEDROOM 2

2.15 x 1.97 (7'0" x 6'5")

Window to rear, airing cupboard housing hot water cylinder, radiator, fitted carpet

BATHROOM

Stylish and contemporary bathroom comprising free standing roll top bath with mixer shower attached, low level w.c., wash hand basin, separate shower cubicle with electric shower, fully tiled walls, tiled floor, extractor fan, obscured window to rear

SECOND FLOOR

LANDING

Fitted carpet, radiator, doors leading to

BEDROOM 3

3.4 x 2.21 (11'1" x 7'3")

Window to front, fitted carpet, radiator

ATTIC ROOM/HOME OFFICE

2.56 x 1.99 (8'4" x 6'6")

Flexible space which can be used as a home office, dressing room, craft room etc with window to front and stripped floor boards

ATTIC ROOM 2

2.95 x 2.68 (9'8" x 8'9")

Additional, versatile space to be used as required with window to rear, fitted carpet and radiator

EXTERNAL

To the front of the property is an enclosed hardscaped patio with gravelled seating area.

To the rear is a small courtyard with outbuilding for storage.

SERVICES

Mains water, drainage, electricity and gas.

Council Tax Band C.





Tom Parry

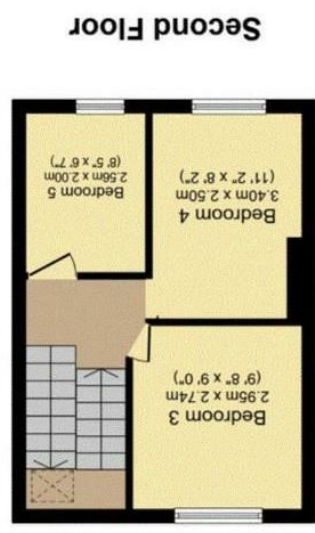
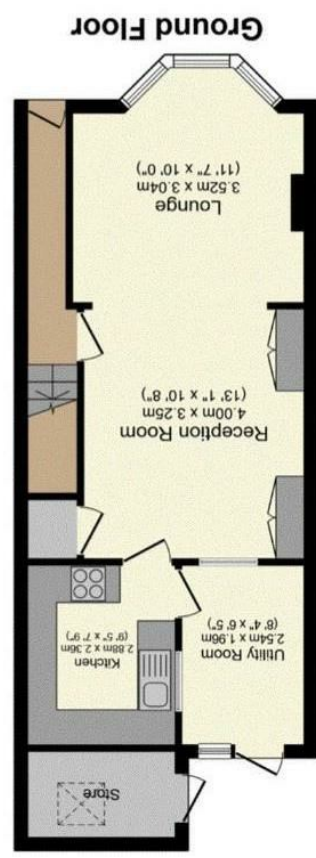
01766 780883
tomparry.co.uk



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.

Total floor area 113.2 sq.m. (1,218 sq.ft.) approx



Valid until 26 March 2029	Certificate number 8871-7627-6600-0313-3922
12, Marine Gardens BARMOUTH LL42 1HL	E Energy rating

