



**Tom Parry**

5 Aelfor Terrace King Edward Street, Barmouth, LL42 1PD

**Auction Guide £110,000**

## 5 Aelfor Terrace King Edward Street, Barmouth, LL42 1PD

Welcome to Aelfor Terrace in the charming seaside town of Barmouth! This mid-terrace 4-storey house is a diamond in the rough, awaiting your personal touch to restore it to its former glory. Situated in a prime location near the sea, this property offers the perfect opportunity for those looking to create their dream coastal retreat.

Although in need of total renovation, this property presents endless possibilities for those with a vision. The small exterior yard provides a cosy outdoor space to enjoy the fresh sea air, perfect for relaxing after a day at the beach. While there is no private parking, a parking permit from the local council is available to park near by - and the joy of seaside living more than makes up for this.

Imagine the potential of transforming this house into a stunning seaside escape, where you can unwind to the sound of the waves and enjoy the picturesque views of Barmouth. Don't miss out on this exciting opportunity to create a home that truly reflects your style and personality.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

### 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](http://www.tomparr.co.uk)

### LOCATION

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.

### GROUND FLOOR

#### ENTRANCE HALLWAY

6.71 x 1.09 (22'0" x 3'6")

Stairs leading to lower ground floor and floors above, doors leading to

#### LOUNGE

3.32 x 3.14 (10'10" x 10'3")

Radiator, bay window to front aspect

#### REAR DINING ROOM

2.53 x 3.39 (8'3" x 11'1")

Radiator, window to rear aspect

#### BATHROOM 1

2.14 x 1.69 (7'0" x 5'6")

White bathroom suite, small window

### LOWER GROUND FLOOR

#### KITCHEN

6.68 x 4.50 (21'10" x 14'9")

Tiled and slate floor, Fitted with a range of cupboards. Feature fireplace, door leading into

#### UTILITY

4.44 x 1.73 (14'6" x 5'8")

Space for washing machine, rear external door. Small room with W/C and boiler.

### FIRST FLOOR

#### BEDROOM 1

4.52 x 4.97 (14'9" x 16'3")

Radiator, window to front aspect

#### BATHROOM 2

2.91 x 1.36 (9'6" x 4'5")

White suite with bath and shower attachment

### SECOND FLOOR

#### LANDING

With built-in cupboard, loft and skylight

#### BEDROOM 2

4.27 x 3.14 (14'0" x 10'3")

Radiator, window to front aspect

#### BEDROOM 3

3.03 x 3.48 (9'11" x 11'5")

Radiator, window to rear aspect

#### EXTERNAL

Small front garden and rear yard

#### SERVICES

Mains water, drainage, electricity and gas.







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.

