



**Tom Parry**

18 Heol Y Bryn, Harlech, LL46 2TU

**Auction Guide £285,000**



# 18 Heol Y Bryn, Harlech, LL46 2TU

Welcome to 18 Heol Y Bryn, Harlech - a charming detached bungalow with breath-taking sea views! This property boasts 3 bedrooms, ideal for a growing family or those in need of extra space. With light and spacious living areas, you'll have plenty of room to relax and entertain guests.

Situated at the end of a quiet cul de sac with open fields to the side and rear, this home offers a peaceful retreat from the hustle and bustle of everyday life. Imagine waking up to the sound of seagulls and the sight of the sea every morning - pure bliss!

Although this bungalow is in need of modernisation, it presents a fantastic opportunity for you to put your own stamp on it and create the home of your dreams. With parking space for 3 vehicles, you'll never have to worry about finding a spot for your car.

Don't miss out on the chance to own a piece of paradise in Harlech. Call now to arrange a viewing and see for yourself the potential this property holds.

Accommodation comprises: ( all measurements are approximate )

Steps leading to front door

## 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, iam-sold 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 iam-sold 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 iam-sold. 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.tomparry.co.uk](http://www.tomparry.co.uk)

## LOCATION

The property lies just 1 mile from Harlech which boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park. The property is close to the Royal St David's links golf course and stunning beaches, and the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

## ENTRANCE HALLWAY

3.24 x 1.39 (10'7" x 4'6")

uPVC door, L shaped hallway. window to front, storage cupboard, doors leading to

## LOUNGE

4.59 x 8.33 (15'0" x 27'3")

Triple aspect windows with beautiful sea views to front, open fire place, serving hatch to kitchen, fitted carpet, radiators x 2

## KITCHEN

3.35 x 3.93 (10'11" x 12'10")

Fitted with coloured wall and base units including sink with double drainer, space for electric cooker, partially tiled walls, window overlooking rear garden, door leading to

## UTILITY ROOM/STORE ROOM

1.78 x 2.45 (5'10" x 8'0")

Housing boiler, uPVC door to rear garden

## BEDROOM 1

2.91 x 3.97 (9'6" x 13'0")

Window to front with sea views, fitted carpet, radiator

## BEDROOM 2

2.75 x 3.78 (9'0" x 12'4")

Window to rear, fitted carpet, radiator

## BEDROOM 3

3.13 x 2.45 (10'3" x 8'0" )

Window to front garden with sea views, fitted carpet, radiator

## BATHROOM

2.90 x 1.50 (9'6" x 4'11")

Fitted with coloured suite comprising panelled bath, pedestal wash hand basin, low level w.c., partially tiled walls, obscured window to side

## EXTERNAL

Lawned garden to front with sea views, driveway, single garage  
Small garden to rear, oil tank

## SERVICES

Mains water, drainage and electricity

## MATERIAL INFORMATION

Free hold property.  
Gwynedd Council tax band E









THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor plan Awaited