



Tom Parry

Frondeg , Dyffryn Ardudwy, LL44 2DA

Auction Guide £145,000

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We are pleased to present a charming stone cottage located in the picturesque village of Dyffryn Ardudwy. This property boasts a prime location in close proximity to the beaches and sea, making it an ideal choice for those seeking a tranquil coastal lifestyle.

The cottage comprises two lovely reception rooms, kitchen, three bedrooms and bathroom and retains many of its original features, adding to its character and charm. The property also benefits from private parking, providing convenient and secure off-street parking for residents. Close to bus stops and the Cambrian coast trainline.

This delightful stone cottage is an excellent opportunity for those seeking a peaceful retreat in a desirable location. We invite you to explore Frondeg and discover the many benefits it has to offer.

Dyffryn Ardudwy is a coastal village located on the western fringe of the Snowdonia National Park. The area is well known for its sandy beaches and beautiful sunsets and is popular with visitors seeking relaxation, beautiful walks and stunning vistas. It has good local amenities including a post office, school, village hall, shops, cafes, petrol station and art gallery. It has regular bus services and a railway station with links to the local towns of Barmouth and Porthmadog, and extending to the Midlands and beyond.

Accommodation comprises: (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, 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 4.5% 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 £349.00 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

GROUND FLOOR

ENTRANCE

Red quarry tiled floor; Stable style wooden front door leading to stairs.

LOUNGE

4.23 x 2.83 (13'10" x 9'3")

Red quarry tiled floor; feature beams; built-in wooden shelving and storage; stone fireplace; dual-fuel stove (heats water and heating); wooden sash window.

DINING ROOM

4.28 x 2.38 (14'0" x 7'9")

Red quarry tiled floor; feature beams; dial-fuel stove built into recess of stone wall; access to under-stairs storage cupboard; wooden sash window..

KITCHEN

3.58 x 2.90 (11'8" x 9'6")

Red quarry tiled floor; stable door leading to side steps; uPVC window to rear; Large range of floor and wall cabinets; double stainless steel sink and monobloc mixer tap; laminated light pine coloured worktops; space for free-standing cooker; white Bosch hob; space for 'fridge; space for washing machine; partially tiled walls around cooker.

FIRST FLOOR

LANDING

1.46 x 1.71 (4'9" x 5'7")

Carpeted; wooden doors leading to bedrooms 1, & 3; sliding bathroom door.

BEDROOM 1

2.89 x 4.30 (9'5" x 14'1")

Carpeted; wooden sash window; feature beams; radiator; built-in storage cupboard; loft access.

Door leading to:

BEDROOM 3

2.27 x 2.35 (7'5" x 7'8")

Carpeted; feature beams; small hand basin; "Jack and Jill" cupboard; radiator; wooden sash window.

BEDROOM 2

3.60 x 2.96 (11'9" x 9'8")

Carpeted; 2 x uPVC windows; door with glass panels; airing cupboard housing storage, water tank and immersion heater.

BATHROOM

Linoleum floor; partially tiled walls; "avocado" suite comprising W/C; sink; bath. with electric shower.

EXTERNAL

Front patio area with stone wall and coal bunker.

Rear gravelled parking area; stone built shed; wooden shed.

Stone wall and fence (newly installed), steps leading to lawned area.

SERVICES

Mains fresh and waste water; electricity.

Good internet access.



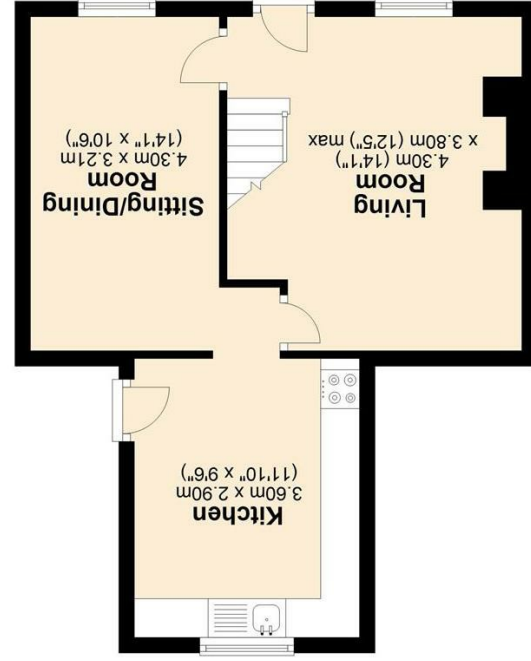




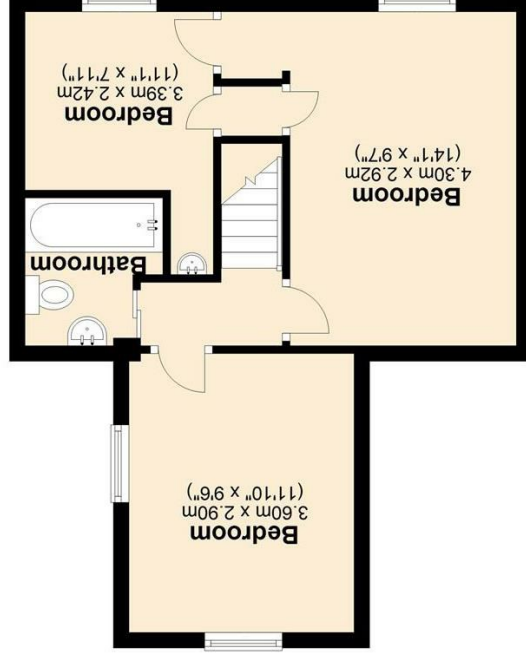
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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Ground Floor



First Floor

E		Energy rating
Valid until: 12 September 2023		LF44 ZDA
Certificate number: 9625-0030-6201-7857-1204		DFFFRYN ARDUWY
Property type		End-terrace house
Total floor area		74 square metres

