



# Tom Parry

24 High Street, Talsarnau, LL47 6TY

Auction Guide £110,000



## 24 High Street, Talsarnau, LL47 6TY

Tom Parry are proud to present 24 High Street, Talsarnau - a coastal property situated between Porthmadog and Harlech. It boasts unlimited charm and character which has been successfully combined with modern styling throughout. It is a mid terrace 3 bedroom cottage which offers you so much more than you were expecting when you walked through the door! It benefits from a newly fitted contemporary kitchen, stylish bathroom and rear outside spaces. There is no onward chain and the house is move in ready. On street parking is available outside the property. You are advised to book your viewing today so as not to miss out!

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 4.5% 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 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 £349.00 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)

### GROUND FLOOR

#### ENTRANCE HALL

2.43 x 0.91 (7'11" x 2'11")  
uPVC external door

#### KITCHEN/DINING ROOM

4.95 x 3.12 (16'2" x 10'2")

Newly fitted stylish and contemporary kitchen comprising wall and base units including linoleum flooring, double stainless steel sink and drainer with mixer taps, Hotpoint electric hob, integrated oven and extractor fan, integrated 'fridge, space for washing machine.

Dining area: Large night storage heater, uPVC window to front aspect.

#### LOUNGE

2.88 x 5.02 (9'5" x 16'5")

Open fireplace ( currently covered up but still in working order ), cupboard housing hot water cylinder, fitted carpet, uPVC window to front aspect

#### FIRST FLOOR

##### LANDING

3.09 x 1.33 (10'1" x 4'4")

Carpeted, door leading to outside rear garden and terrace

##### BEDROOM 1

3.12 x 2.71 (10'2" x 8'10")

Carpeted, window to front aspect, recess in wall for wardrobe.

##### BEDROOM 2

1.94 x 3.21 (6'4" x 10'6")

L shaped room, 3.21m x 1.94m at narrowest point, 3.21m by 2.61m at widest point.  
Carpeted, window to front aspect.

##### BEDROOM 3

1.97 x 2.48 (6'5" x 8'1")

Carpeted, pine-clad walls, fixed single cabin style bed, window to rear aspect

##### BATHROOM

1.99 x 2.23 (6'6" x 7'3")

Linoleum flooring, fully tiled walls in red and grey, white bathroom suite comprising W/C, pedestal sink, bath with overhead Triton shower and shower panel, electric towel rail, recessed window to rear aspect.

##### EXTERNAL

Terraced flagged patio to rear with steps to raised second level, wooden summerhouse

##### LOCATION

The cottage is located in the centre of the village of Talsarnau, which has a public house, primary school and railway station. Step outside the property and walk in any direction and you will discover the revitalising tonic of rural living. Mountain walks are breath taking in every sense and the calm of the estuary is only moments away. 5 minutes from the property is land designated as a "Site of Special Scientific Interest" proving to be a bird watchers paradise and the Welsh coastal path can be picked up nearby. Indeed, the surrounding area is a delight, appealing to those who wish to leave behind the hustle and bustle, whilst being only moments away from nearby Harlech, boasting a cliff top Castle and championship Golf course and the harbour town of Porthmadog.

##### SERVICES

Mains water, drainage and electricity  
Gwynedd Council Tax band B





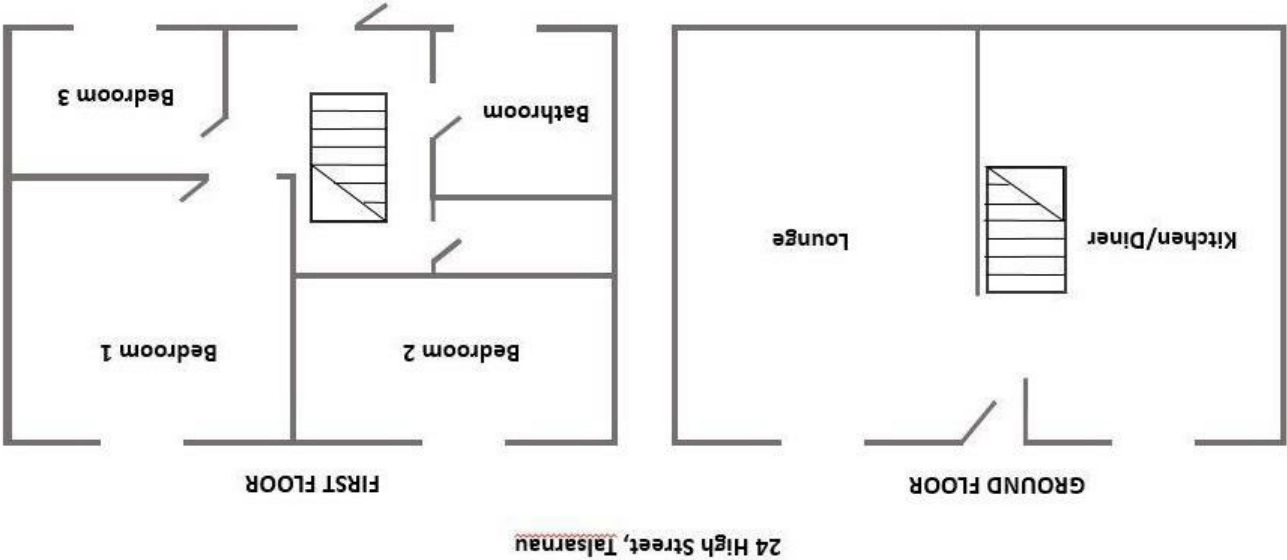






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



<b>D</b> Energy rating	24 HIGH STREET TALSARNAU LL47 6TY
	Valid until 22 May 2031
Certificate number 0310-2260-0050-2529-5621	

Property type	Mid-terrace house
Total floor area	64 square metres