



Tom Parry

10 High Street, Talsarnau, LL47 6TY

Auction Guide £85,000

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10 High Street, Talsarnau presents a unique opportunity for a first time buyer or couple looking to renovate and create their first home. It is in need of modernisation but with thought and imagination could become the perfect cosy retreat. Benefitting from 2 bedrooms, a useable loft space and spacious bathroom, the cottage is ready to be enjoyed by new owners. Situated on the high street of the village of Talsarnau you will become part of a close knit community with delightful scenery and all necessary amenities close by.

A competitive guide price has been set and the cottage is offered for sale with no onward chain, so do not delay in arranging a viewing today.

Accommodation comprises: all measurements are approximate

Entrance door into

LOUNGE

4.19 x 3.43 (13'8" x 11'3")

uPVC door from external into lounge; uPVC window to front; feature beams to ceiling; laminate flooring; brick feature fireplace; night storage heater; doorway into kitchen; stairs to 1st floor.

KITCHEN

1.94 x 3.64 (6'4" x 11'11")

Range of pine cupboards; red tiled floor; plumbing for washing machine; space for 'fridge; stainless steel sink and drainer; uPVC window to rear; uPVC door to rear; small night storage heater

LANDING

2.96 x 1.61 (9'8" x 5'3")

Carpeted; night storage heater; pull down ladder to loft which is a useful flexible space

BEDROOM 1

2.45 x 3.26 (8'0" x 10'8")

Carpeted; uPVC window to front; painted cast iron fire surround.

BEDROOM 2

2.44 x 1.96 (8'0" x 6'5")

Carpeted; uPVC window to front; night storage heater

BATHROOM

3.47 x 1.95 (11'4" x 6'4")

Linoleum flooring; white W/C and sink; shower unit with MIRA SPORT electric shower; cupboard with Telford water tank; uPVC window to rear.

EXTERNAL

Small outside space to rear

SERVICES

Electric

Water and waste water

Gwynedd Council tax band A

Freehold property

LOCATION

Talsarnau has a public house, primary school bus stops 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.

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.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.

Floor plan Awaited

EPC Awaited

