



**Tom Parry**

Bryn Yr Aur Soar, Talsarnau, LL47 6UH

Guide price £180,000

# Bryn Yr Aur Soar, Talsarnau, LL47 6UH

Tom Parry & Co are delighted to offer for sale this spacious, detached two-bedroom bungalow situated on a large plot in the popular hamlet of Soar. Peacefully located - but not remote - the property does require updating - however this delightful bungalow presents a blank canvas to create a beautiful home.

Of note is the fact that 'Bryn yr Aur' benefits from a newly installed air source heating, radiators, solar panels and insulation. The property has an integrated garage, off road parking, gardens to all sides and is surrounded by open countryside.

The bungalow benefits from a flexible layout allowing new owners to create the spaces they want and need.

Properties rarely become available in this location - and as such early viewings are highly recommended.

Accommodation comprises: ( all measurements are approximate )

Entrance door into

## Our Reference: H1110

### Entrance Hallway

3.09 x 1.44 (10'1" x 4'8")

with radiator and cloak cupboard

### Inner Hallway

3.87 x 1.91 (12'8" x 6'3")

with radiator

### Lounge

5.57 x 3.55 (18'3" x 11'7")

with metal-framed patio doors to front aspect, feature fireplace with coal fire and green slate hearth; carpet flooring and radiator

### Dining Room

3.03 x 2.77 (9'11" x 9'1")

with airing cupboard housing "Joule Kodiak" hot water cylinder and immersion, controls for air source heating and solar panels and radiator

### Kitchen

2.59 x 5.63 (8'5" x 18'5")

with a range of fitted wall and base units with worktops over; 1.5 bowl stainless steel sink unit with single drainer; space for "Rangemaster" cooker with extractor over; radiator and dual aspect windows.

### Utility Room

3.50 x 2.00 (11'5" x 6'6")

with quarry tiled floor; twin stainless steel sink and drainer; radiator and uPVC rear door.

### Bedroom 1

3.25 x 3.28 (10'7" x 10'9")

with window to rear aspect; carpet flooring; built-in cupboard and radiator

### Bedroom 2

3.25 x 3.14 (10'7" x 10'3")

with built-in cupboard, radiator, window to front aspect and carpet flooring

### Bathroom

1.87 x 1.91 (6'1" x 6'3")

with low-level WC; pedestal wash basin; walk-in accessible shower with "Mira Advance" shower; partially tiled walls; linoleum to floor; radiator and window to rear aspect with modesty glass.

## EXTERNALLY

The property is accessed via a tarmac driveway and

benefits from an attached single garage with light and power connected. There is a garden laid to lawn at front and side and rear and a small parcel of land opposite the property beyond the access road which is laid to lawn.

## SERVICES

Mains water, electricity and drainage.

Solar panels and air source heating.

## MATERIAL INFORMATION

Tenure: Freehold

Standard construction

Primary residence

Council Tax: Band D

## LOCATION

Positioned just a five-minute drive from the Dwyrd Estuary, designated as a Site of Special Scientific Interest, the hamlet of Soar offers unparalleled access to the natural beauty of the area. Perfectly situated for birdwatching enthusiasts and avid walkers alike, residents can explore the wonders of the nearby Welsh Coastal Path. Talsarnau, a 5 minute walk away, also has convenient access to transportation and amenities, benefitting from proximity to both bus and rail links, facilitating easy travel to neighbouring towns. Porthmadog is just a short distance away by bus or train, with a variety of shops, cafes, and restaurants. Similarly, Harlech, famed for its medieval castle and breathtaking beach, is also easily accessible from Ynys.

## IMPORTANT INFORMATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







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.



Total floor area		89 square metres	
Property type		Detached bungalow	
Valid until	28 March 2032	Certificate number	0310-2217-5170-2922-1455
Energy rating	F	Bryn Yr Aur TALSARNAU LL47 6UH	

