



**Tom Parry**

Llys Awel, 1 Pen y Banc, Llanuwchllyn, Bala, LL23 7TT

**Auction Guide £120,000**

# Llys Awel 1 Pen y Banc, Llanuwchllyn, Bala, LL23 7TT

A fully modernised semi-detached residence occupying a roadside position in the centre of the village with all amenities close at hand. Up to the present time the property has been used as a successful holiday let, and provides a steady annual income. It is being offered for sale inclusive of all the furniture and fittings. Across the road opposite is an enclosed grassed garden area and also lean-to store shed, adjacent to the neighbouring property.

Located in the heart of the Snowdonia National Park, the area is a popular tourist destination with wonderful scenery and numerous outdoor activities available "on the door step" including hill walking, mountain biking, sailing, canoeing, white water rafting, golfing and the miniature railway etc etc. There are also regular bus services to and from the village.

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 £300.00 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 4.50% 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.

The ACCOMMODATION comprises:- [all measurements are approximate]

## GROUND FLOOR:

### Entrance Hallway

With underfloor heating. Opening to the:

### Living Room [L-Shaped]

13'7" x 11'1" (4.16m x 3.38 )

with exposed ceiling beams; brick fireplace housing the multi-fuel stove; electric panel heater.

### Kitchenette

8'6" x 6'7" (2.61m x 2.03m)

with hot and cold stainless steel sink comprising of under sink storage cupboard and matching wall and base cupboards and electric oven, hob and extractor hood; integrated fridge; partly tiled walls, underfloor heating.

## FIRST FLOOR:

### Bedroom 1

11'4" x 7'1" (3.47m x 2.17m)

Exposed ceiling beams; electric panel heater.

### Bedroom 2

10.6x7 (3.05m.1.83mx2.13m)

with electric panel heater.

### Shower Room

with shower cubicle, vanity unit and w.c. partially tiles walls; extractor fan.

## OUTSIDE:

To the side of the property down the lane adjacent to the neighbouring property there are 3 outhouses, lean-to store sheds with 1 being a former wc. To the front, across the road immediately opposite is an enclosed grassed garden area with concrete base and hard standing 2 sheds.

## TENURE:

Freehold with vacant possession on completion.

## SERVICES:

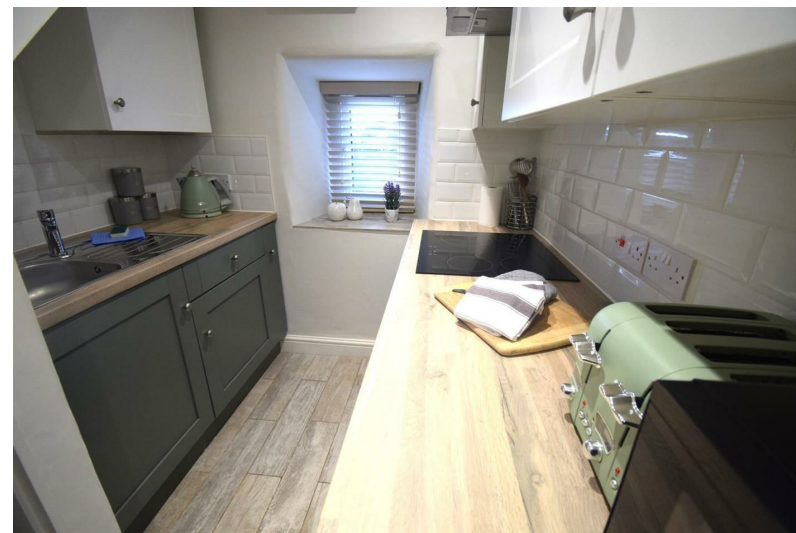
Mains water, electricity and drainage.

## LOCAL AUTHORITY:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.

Council Tax: Band: A

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274







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

working ability.

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

Floor plan Awaited

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

