



Tom Parry

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

Auction Guide £105,000

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. The property is being 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"

* For Sale by Modern Method of Auction

* Subject to Reserve Price

* Buyers Fees Apply

Auctioneer 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 (subject to lending criteria, affordability and survey). 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 £6,600.00 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. 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 including VAT towards the p

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.

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

MATERIAL INFORMATION

It is being offered for sale inclusive of all the furniture and fittings

Freehold with vacant possession on completion.







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



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		