



Tom Parry

8 Plassey Street, Bala, LL23 7SW
Auction Guide £110,000

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A fully modernised two bedroom town house located in close proximity of all the town's amenities. The property is well presented, has the benefit of gas fired central heating, double glazed windows and doors, timber flooring throughout, and a particular attractive feature is the enclosed south facing paved and flagged rear yard/patio with bench seating and store shed.

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 4.5% 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 £300 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.

GROUND FLOOR:

Open Plan Living Room/Kitchen

6.62m x 5.19m (21'8" x 17'0")

with hot and cold stainless steel sink and fitted wall and base cupboards with timber work tops and incorporating electric oven and hob with cooker hood; partly tiled walls; plumbing for automatic washing machine; 3 radiators; timber flooring; store cupboard housing the gas fired central heating boiler; meter cupboard; timber display shelving; glazed patio doors out to rear.

Staircase to:

FIRST FLOOR:

Landing

with 1 radiator.

Bathroom

with panelled bath and shower attachment, wash hand basin and wc; partly tiled walls; 1 radiator.

Bedroom 1

3.70m x 2.04m (12'1" x 6'8")

with 1 radiator; timber flooring.

Bedroom 2

5.21m x 2.41m (17'1" x 7'10")

with 1 radiator; dual aspect; display shelving; timber flooring.

OUTSIDE:

Paved and flagged rear yard with bench seating area. Store Shed.

SERVICES:

Mains water, electricity, gas and drainage. Gas fired central heating.

LOCAL AUTHORITY:

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

Council Tax Band - B

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

MATERIAL INFORMATION

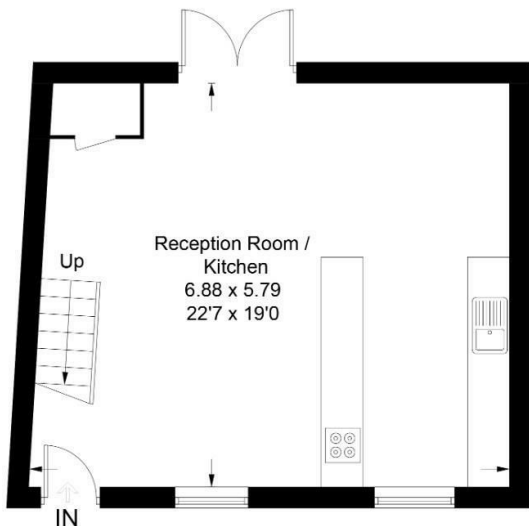
Roof is steel framed



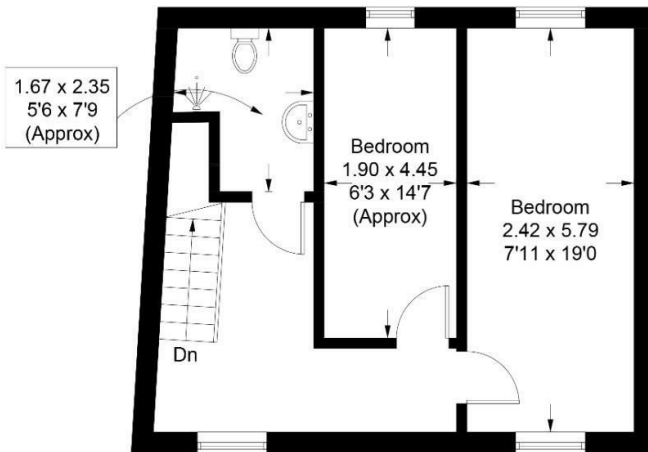


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Approximate Gross Internal Area
78.4 sq m / 844 sq ft



Ground Floor
39.4 sq m / 424 sq ft



First Floor
39.0 sq m / 420 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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