



**Tom Parry**

Trem Tudur 20 Pensarn Road, Bala, LL23 7SR

**Auction Guide £180,000**

## Trem Tudur 20 Pensarn Road, Bala, LL23 7SR

A spacious end of terrace residence occupying a roadside position on the periphery of the town. The property retains much of its original character and charm. It has the benefit of double glazed windows and gas fired central heating as well as an oil-fired Rayburn which heats the domestic hot water.

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 £6,000.00 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 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:

#### Entrance Porch

opening to:

#### Hallway

with 1 radiator and quarry tiled mosaic floor.

#### Front Lounge

4.95m x 3.15m into bay window (16'2" x 10'4" into bay window)

Cast iron fireplace with tiled surrounds; 1 radiator.

#### Sitting Room

4.20m x 3.19m (13'9" x 10'5")

with original cast iron fireplace; sliding patio doors out to rear; quarry tiled floor; fitted shelving.

#### Kitchen/Living Room

8.03m x 2.86m (26'4" x 9'4")

with a central archway feature; Oil fired 'Rayburn' stove with back boiler supplying the domestic hot water; hot and cold stainless steel sink and base cupboards; built-in store cupboard; slate flooring; plumbing for automatic washing machine; door out to rear.

#### Utility Room/Store Area and Independent WC

Door out to rear.

### FIRST FLOOR:

#### Bedroom 1

5.02m x 5.11m into bay (16'5" x 16'9" into bay)

1 radiator.

#### Bedroom 2

4.25m x 2.76m (13'11" x 9'0" )

with built-in wardrobes with louvre doors and display shelving; 1 radiator.

#### Bathroom

with panelled bath, shower cubicle, wash hand basin and wc; gas fired central heating boiler; fitted airing cupboard; 1 radiator.

### SECOND FLOOR:

#### Half-Landing

with eaves storage space.

#### Bedroom 3

2.75m x 2.62m (9'0" x 8'7")

with exposed beams and bookshelves.

#### Bedroom 4

2.97m x 2.13m (9'9" x 7'0" )

with Velux window.

### OUTSIDE:

A good sized garden area to the front, side and rear laid down to lawn with flower borders, goldfish pond and flagged patio area. Oil Storage Tank. 2 Single Garages a short distance away with a right of way thereto.

### SERVICES:

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

### TENURE:

Freehold with vacant possession on completion.

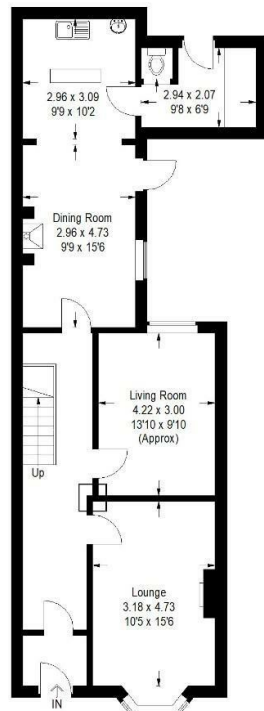
### LOCAL AUTHORITY:

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

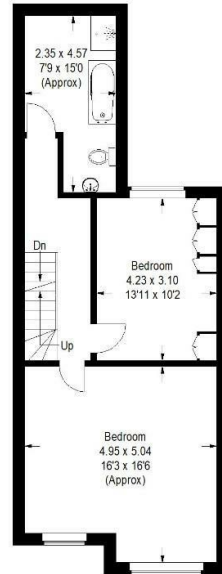
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274



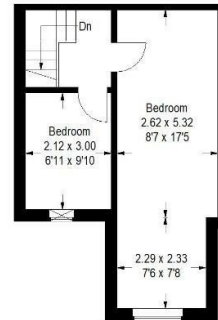




**Ground Floor**  
76.1 sq m / 819 sq ft



**First Floor**  
55.8 sq m / 601 sq ft



**Second Floor**  
31.4 sq m / 338 sq ft

**Trem Tudur, 20 Pensarn Road, Bala, Gwynedd, LL23 7SR**

Approximate Gross Internal Area  
163.3 sq m / 1758 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 |                         |           |
| (69-80)                                     | C |                         | 75        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 49                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | 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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