



**Tom Parry**

Eryl, London Road, Corwen, LL21 0DR

**Auction Guide £110,000**

## Eryl London Road, Corwen, LL21 0DR

A freehold inner-terrace residence 200 yards from the centre of Corwen, within easy walking distance of all local amenities. The property comprises of a front sitting room with large bay window, living/dining room, kitchen on the ground floor, two bedrooms and bathroom on the first floor, an attic bedroom on the second floor, and has the benefit of oil fired central heating, pleasant rear garden area with timber decking. It would however benefit from some upgrading and refurbishment.

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 it has been provided by iamsold.

### GROUND FLOOR:

#### Front Sitting Room

13'1" x 10'9" into bay window (4.01m x 3.30m into bay window)

open fireplace with tiled hearth; 1 radiator.

#### Living/Dining Room

12'5" x 11'3" (3.79m x 3.44m )

with open fireplace housing the electric fire; built-in store cupboards; 1 radiator.

#### Kitchen

11'6" x 8'5" (3.51m x 2.59m)

with hot and cold stainless steel sink with matching wall and base cupboard; plumbing for automatic washing machine; partly tiled walls; oil fired central heating boiler; under stairs store cupboard; 1 radiator; door out to rear.

### FIRST FLOOR:

#### Bedroom 1

14'5" x 11'1" (4.41m x 3.40m)

with 1 radiator.

#### Bedroom 2

12'3" x 8'7" (3.75m x 2.64m )

with 1 radiator.

#### Bathroom

with panelled bath and shower attachment, wash hand basin and wc; partly tiled walls; 1 radiator; Airing Cupboard housing the hot water cylinder fitted with immersion heater.

### SECOND FLOOR:

#### Attic Bedroom

14'1" x 11'1" [with limited headroom] (4.31m x 3.38m [with limited headroom])

Velux window; 1 radiator.

### OUTSIDE:

Small garden area to the front. Rear yard with steps up to a garden/sitting area with decking. Oil Storage tank. Pedestrian right of way access to the rear.

### SERVICES:

Mains water, electricity and drainage. Oil fired central heating.

### LOCAL AUTHORITY:

Denbighshire County Council, P.O. Box 62, Ruthin, Denbighshire, LL15 9AZ. Telephone: 01824 706000. Council Tax Band - B









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

