



## Ivy Glen Old Llandegfan

, Menai Bridge, LL59 5PW

Auction Guide £90,000



Guide Price £90,000 \* Plus 5% Buyers Premium + VAT

For sale by unconditional online auction on the 25th July 2024 - Town & Country Property Auctions

Registration is now open, bidding opens on 25th July at 17:30 and ends on 25th July at 18:05.

An inner terrace two bedroom house in a popular rural location, within a 15 minute drive of the City of Bangor, and about 3 miles to the town of Menai Bridge.

Being in need of significant refurbishment, the house provides a good investment opportunity in this popular location.



### Small Hall

With a composite double glazed entrance door, tiled floor, staircase to the first floor.

### Living Room 12'4" x 9'10" (3.78 x 3.02)

With fireplace opening housing a stove which has a backboiler to serve the central heating but now disconnected. Front aspect window, tiled floor, wall shelving, telephone point, downstairs cupboard.

### Former Kitchen 12'11" x 8'0" (3.96 x 2.45)

With all units removed in preparation of refurbishment. Two rear aspect windows and timber outside door to the garden. Tiled floor, wall cupboards.

### First Floor Landing

With hatch to the roof space.

### Bedroom 1 10'9" x 10'7" (3.29 x 3.23)

With front aspect window, telephone point, former airing cupboard now removed.

### Bedroom 2 9'10" x 6'9" (3.01 x 2.07)

With rear aspect window.

### Bathroom 6'9" x 6'5" (2.06 x 1.98)

With the former suite removed in preparation for replacement. Rear aspect window.

### Outside

Small front foreyard.

Good sized rear garden with concreted yard area adjacent to the kitchen, leading down to a paved patio which opens up to a level grass lawn. Raised former fish pond,, and garden shed. There is a pedestrian right of way access to the side to gain access to the village road.

### Services

Mains water, drainage and electricity.

### Tenure

The property is understood to be freehold, and this will be confirmed in the auction pack.

### Council Tax

Band C

### Energy Certificate

Band D

### Method of Sale

The property is being offered for sale by Online Auction through our partner agent Town and Country. Viewings can be conducted through ourselves by calling the office on 01248 810847.

### Buyers Premium

\* Plus 5% Buyers Premium + VAT

### UNCONDITIONAL LOT

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

### Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact Town & Country Property auctions direct on 0800 334 5090.

### Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

### Material Information

On becoming vacant after a long term tenancy, the Vendors' had considered renovating the property themselves and have removed all former kitchen and bathroom fittings. As a consequence of basic amenities having been removed, it is not considered that the property is suitable for a Mortgage.

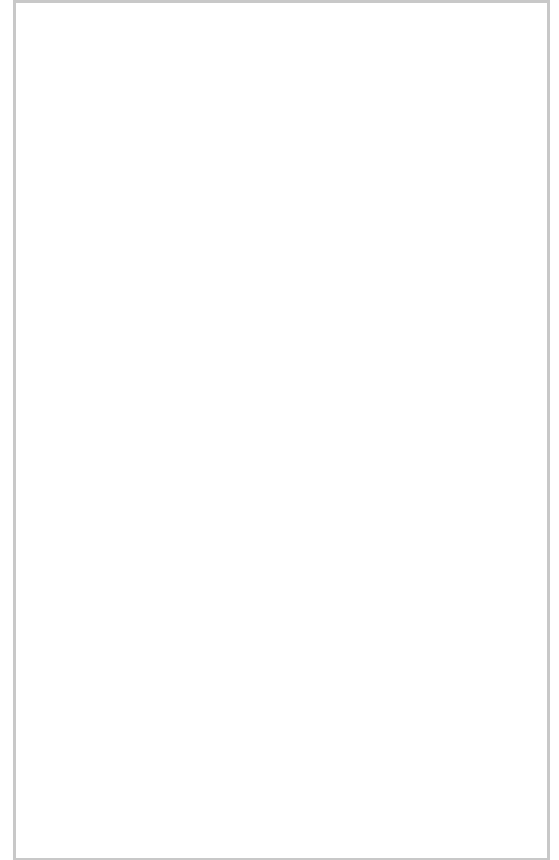
### Auctioneer Notes

The vendor reserves the right to withdraw the property for sale before the auction end date. Cash buyers or pre-approved mortgages/finance only.

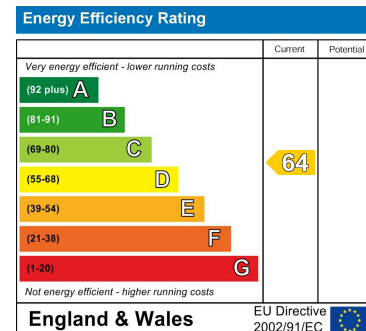
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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