

# Tom Parry



**Clogwyn View , Penrhyndeudraeth, LL48 6RW**

**Auction Guide £80,000**

- For sale by modern method of auction
- Off road parking/patio area to the front
  - Quiet location
- Within walking distance of the town
  - Two bedrooms



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

**Our Ref: P1601**

#### ACCOMMODATION

All measurements are approximate

#### GROUND FLOOR

##### Entrance Porch

with door to side and glazing to either side

##### Open Plan Living/Kitchen Area

##### Kitchen

with a range of fitted wall and base units; freestanding double electric oven with extractor fan over; tile effect laminate flooring; one and a half bowl stainless steel sink and drainer; space and plumbing for washing machine; radiator and understair store/pantry

##### Living Room

with open fireplace (currently disused) and laminate flooring

#### FIRST FLOOR

##### Landing

with window to the rear and loft access

##### Bedroom 1

with window to the front; carpet flooring and radiator

##### Bedroom 2

with window to the front; carpet flooring and radiator

##### Bathroom

with panelled bath; low level WC; wash basin; airing cupboard housing hot water tank and roof light

#### EXTERNALLY

There is a small patio area to the side of the entrance porch at the front of the house.

On the opposite side of the road, there is a paved patio area which has been used as an off road parking area.

#### SERVICES

Mains water, electricity and drainage

#### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band A

Property is going through Probate.

Floor Plan Awaited

EPC Awaited



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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