



# Tom Parry

Pen Pelyn, Nebo, Caernarfon, LL54 6EW  
FOR SALE BY MODERN METHOD OF AUCTION



# Pen Pelyn, Nebo, Caernarfon, LL54 6EW

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: C424

### ACCOMMODATION

All measurements are approximate

#### Entrance Hallway

with wood effect LVT flooring; radiator and sea views from glazed door

#### Bedroom 2 (Front)

with sea views to the front; radiator and drop down hatch to crog loft over

#### Bedroom 1 (Rear)

with built in wardrobes; window to the rear; laminate flooring and radiator

#### Bedroom 3 (Front)

with sea views and radiator

#### Bathroom

with large shower cubicle with accessible fittings and glass screen; low level WC; pedestal wash basin; heated towel rail and panelled and tiled walls

#### Living Room

with multi fuel stove set within feature brick fireplace; sea views and radiator

#### Kitchen

with a range of fitted wall and base units with granite worktops over; 'Belfast' style ceramic sink; integrated dishwasher; 6 ring Range style oven with extractor over and access to:

#### Utility Area

with space and plumbing for washing machine and tumble dryer and floor mounted oil fired boiler

#### Dining Room

with views to the front; built in storage cupboard and radiator

#### Games Room

with double aspect and door to the rear garden; tiled flooring; two radiators and access to roof space

## Rear Porch

### EXTERNALLY

The property is accessed via a private gated driveway to the side of the house.

There is an 8 berth static caravan at the side of the house which is included in the sale and also various sheds and outbuildings at the front and the side.

The land extends to approximate four acres, mainly to the front, but also at the rear. Retained in stock proof boundaries of fencing and stone walling.

### SERVICES

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band F

For sale by modern method of auction

What3words locator: \\\hops.headed.downs











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.

Total area: approx. 146.9 sq. metres (1581.2 sq. feet)



EPC Awaited

