



**2 Efail Castell,
Pentir**

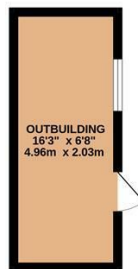
2 Bed House

**Auction Guide
£115,000**

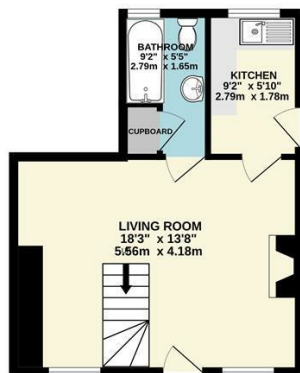
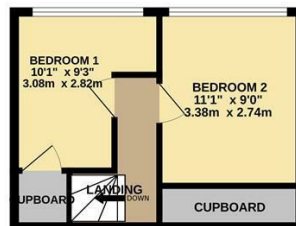


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GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



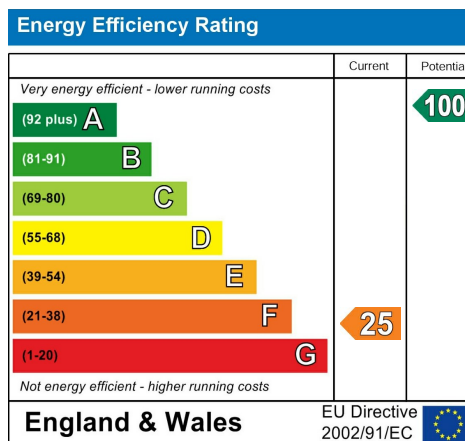
1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA - 693 sq.ft. (64.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 12/2020

- No Onward Chain
- Outhouse
- Wood Burning Stove

- Scenic and Characterful Property
- Private Parking
- Located at the Gateway to Snowdonia National Park



AUCTION GUIDE £115,000 - £130,000
A characterful two-bedroom cottage set in a rural location on the edge of a North Wales village, enjoying countryside views while remaining well connected to Bangor, the A55, and Snowdonia.

The property combines traditional features with modern living, offering a spacious open-plan lounge and dining area with a wood-burning stove, fitted kitchen, and a contemporary ground floor bathroom. Upstairs are two comfortable double bedrooms.

Outside, there are low-maintenance garden areas, a storage outbuilding, and off-road parking. The home also benefits from double glazing and partial electric heating.

Located close to local amenities in Pentir and Rhiwlas, this property is ideal for first-time buyers or investors. Offered with no onward chain, it presents a great opportunity to personalise.

For Sale by Online Public auction 24th June in partnership with TCPA.

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