Tom Parry



2 Penlan Ucha, Penrhyndeudraeth, LL48 6PY

Auction Guide £110,000

- *FOR SALE BY MODERN METHOD OF AUCTION*
- Two bedroom mid terraced property
- Stunning mountain and estuary views at the rear
- Conservatory off kitchen overlooking ornate garden
- Some modernisation potential
- Perfect starter home
- No onward chain







Auctioneers Comments:
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.

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Our Ref: P1633

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Entrance Hallway
with storage cupboard and wood effect laminate flooring

Living Room
with gas fire set in timber surround (not operational); built in cabinets; window to the front and radiator

Kitchen
with a range of fitted wall and base units; integrated oven with gas hob and extractor fan over; one and a half bowl stainless steel sink and drainer; space for fridge freezer and space and plumbing for washing machine

Conservatory
with glazed surround enjoying views over the garden and to the mountains and estuary beyond

FIRST FLOOR

Landing
with drop down hatch to roof space

Bedroom 1
with two windows to the front; carpet flooring and radiator

Bedroom 2
with window to the rear enjoying far reaching views; carpet flooring and radiator

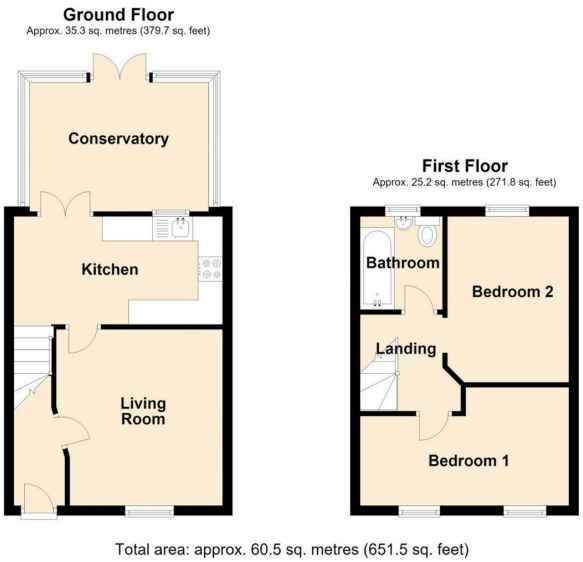
Bathroom
with panelled bath and shower over; wash basin on vanity unit; low level WC and heated towel rail

EXTERNALLY
The garden is accessed through the conservatory and comprises an ornate garden with slate patio areas and mature shrubs.

SERVICES
All mains services

MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Band B



Total area: approx. 60.5 sq. metres (651.5 sq. feet)



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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