



## Lanka Swnt Cottages

, Moelfre, LL72 8LG

Auction Guide £275,000



SOLD PRIOR TO AUCTION. In conjunction with Town & Country Property Auctions.

A Superb Two Bedroom Detached Fisherman's Cottage, Being Located In A Stunning Position On The Headland At Moelfre With Unobstructed Coastal Views To The Front And Being Within Walking Distance Of The Village Centre. The Property Has Been Used Recently For Holiday Lettings. It Benefits From Bottled Gas Central Heating And Has Mains Electricity, Mains Water And It's Own Septic Tank. There Is Associated Parking For One Vehicle Via A Sub-Lease. An Ideal Opportunity To Purchase A Property In An Iconic Location In One Of The Most Photographed Row Of Cottages On Anglesey Which Can Provide A Beautiful Home Or Investment Property, Subject To Consents. An Unique Opportunity To Purchase A Property That The Auctioneers Understand Has Not Come To Market Since 1940.



## Description

### ACCOMMODATION

Two Bedrooms. 1x Double And One Twin  
Ground Floor Bathroom With Bath And Shower Over, Basin And W.C

Open Plan Living Space With Kitchen, Dining Area And Sitting Area. Wood Burning Stove. Kitchen Benefits From Electric Oven And Hob, Fridge, Washing Machine And Microwave.

The Property Benefits From Gas Central Heating. There Are Two Stores To the Rear. There Is Associated Car Parking For One Vehicle Via A Sub-Lease Which Is Operated By A Residents Committee. It Has Most Recently Been Utilised For Holiday Lettings, Generating A Gross Annual Income Of Circa £25000. The Property Is Part Furnished And Is Being Sold As Seen

The Property Lies Within 100 Metres Of A Beach And Within Easy Walking Distance Of The Village Pub, Cafe And Fish And Chip Shop.

### Buyers Premium

\* Plus 5% Buyers Premium + VAT

### 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 us.

### 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.

### 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.

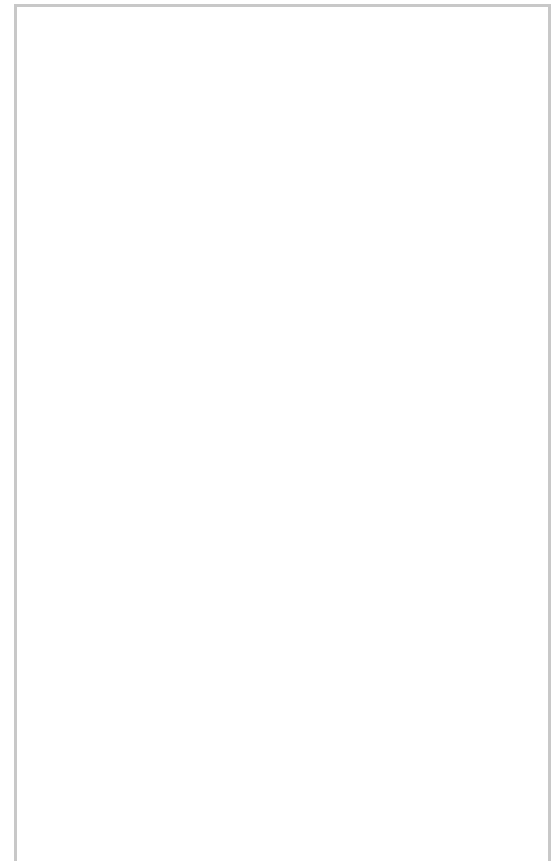
### Unconditional Lot

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).

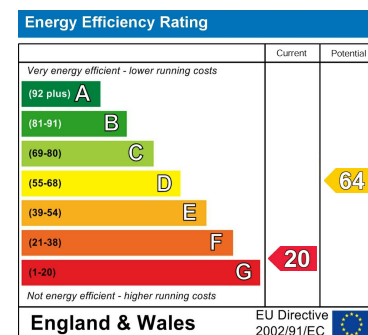
## Area Map



## 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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