



Tom Parry

Ceunant, Llanfrothen, Penrhyndeudraeth, LL48 6DY

Auction Guide £90,000

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Nestled in the picturesque village of Llanfrothen, Penrhyndeudraeth, this charming detached house presents a unique opportunity for those seeking a project with immense potential. Once three separate properties, this spacious residence now boasts an impressive 1,356 square feet of living space, offering a blank canvas for a full renovation to create your dream home.

The property features three generous reception rooms, perfect for entertaining guests or enjoying quiet family time. With four well-proportioned bedrooms, there is ample space for a growing family or for those who desire extra room for guests.

Set on approximately one acre of land to the rear, the property is enveloped by stunning natural scenery, providing a tranquil retreat from the hustle and bustle of everyday life. The expansive outdoor space offers endless possibilities for gardening, recreation, or simply enjoying the serene surroundings.

This property is ideal for those with a vision and a passion for renovation, as it requires a full refurbishment to unlock its true potential. With its scenic location and generous land, this house is not just a home; it is an opportunity to create a bespoke living space in one of Wales' most beautiful areas. Whether you are looking to invest or to settle down in a peaceful environment, this property is worth considering.

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.

Our Ref: P1632

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Kitchen/Dining Room

with a range of fitted wall and base units; stainless steel sink and drainer; old 'Stanley' stove; space and plumbing for washing machine and night storage heater

Living Room

with old wood burning stove; electric night storage heater; door to rear and to front

Snug

with open fireplace

Utility Room

with stainless steel sink and old cast iron stove

Store/Workshop

with built in shelving

FIRST FLOOR

Landing

with door to rear garden and cast iron fireplace

Bedroom 1 (middle front)

with access from both the staircase and the landing and cast iron fireplace

Bedroom 2 (front left on plan)

with built in cupboard with fitted shelving and access to staircase to ground floor

Bedroom 3 (Front right on plan)

Bedroom 4 (Rear)

Bathroom

with panelled bath; low level WC and pedestal wash basin

EXTERNALLY

The property is accessed over a public footpath across a small footbridge. The public footpath leads down the side of an old chapel and to the front of the house, continuing to the left side of the house.

There is a small area at the front of the house and at the rear, the land extends to a reported one acre with mature trees and shrubs. There is also a dilapidated greenhouse attached the rear of the house. The grounds are currently overgrown but the boundaries are marked.

SERVICES

Mains electricity and water supply. Private drainage to septic tank at rear.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band E

Note:

1. The property requires substantial renovation works.
2. Neither the vendors nor agents will undertake any liaison with the planning authorities in respect of any works to the property.
3. Neither the vendors nor agents will undertake any testing of the services or drainage systems
4. There is no vehicular access to the property. This is via public footpath only.
5. The property is in the National Park. The current use is Main Residence.
6. The property is going through probate and the sale cannot complete until this is granted.







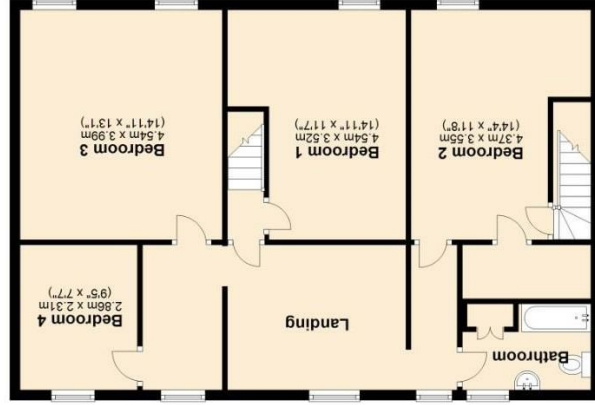
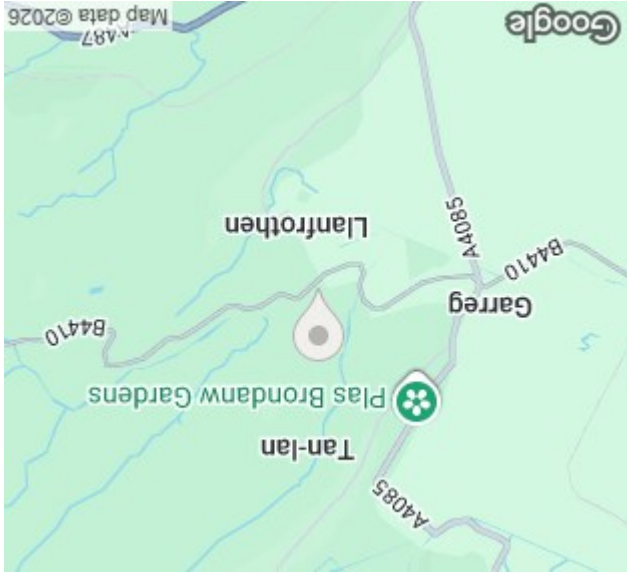
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability.

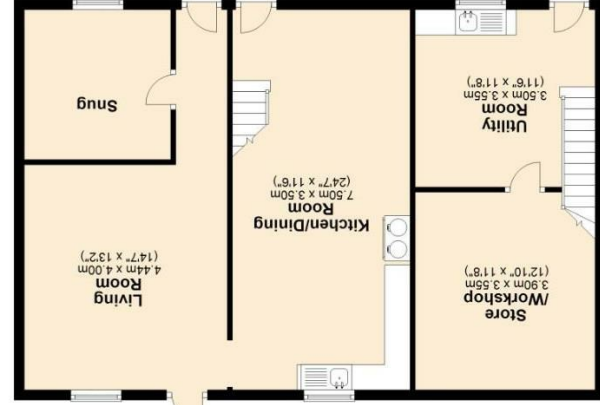
NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their

Total area: approx. 168.8 sq. metres (1817.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		9 G



First Floor
Approx. 84.4 sq. metres (908.6 sq. feet)



Ground Floor
Approx. 84.4 sq. metres (908.6 sq. feet)