



# Tom Parry

13 Fron Fawr, Blaenau Ffestiniog, LL41 3YE

Auction Guide £75,000



## 13 Fron Fawr, Blaenau Ffestiniog, LL41 3YE

### 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.

### GENERAL INFORMATION

Tom Parry & Co are delighted to offer for sale this 3 bedroom, freehold terrace house situated on a predominantly Council owned estate, conveniently situated within easy reach of local amenities.

The property has the benefit of uPVC double glazing, gas fired central heating, garden to the front and rear yard. It is considered to be an ideal family sized home but is in need of some refurbishment and modernisation.

The historic slate quarrying town of Blaenau Ffestiniog has several tourist attractions which include the Ffestiniog Narrow Gauge Railway and Llechwedd Slate Caverns. The town also boasts several mountain biking trails with extreme mountain bike tracks and other adventure attractions such as the Zip World, Bounce Below and Zip World Caverns. The surrounding area also benefits from a variety of outdoor pursuits including fishing, hiking, climbing, canoeing many scenic country walking routes.

**BF1526**

### ACCOMMODATION

(all measurements approximate)

### GROUND FLOOR

#### Entrance Hallway

with radiator and store room

#### Living Room

**3.59 x 3.55 (11'9" x 11'7")**

with coal effect mains gas fire and radiator

#### Bathroom

with panelled bath and shower attachments; wash hand basin; WC and heated towel rail with partly tiled walls

#### Kitchen/Diner

**3.63 x 3.26 (11'10" x 10'8")**

with a range of fitted wall units; hot and cold stainless steel sink with base cupboards; plumbing for automatic washing machine; wall mounted gas fired central heating boiler; built in cupboards; mains gas fire and glazed door to rear.

### FIRST FLOOR

#### Landing

with radiator

#### Bedroom 1

**4.52 x 3.34 (14'9" x 10'11")**

with cast iron fireplace and radiator

#### Bedroom 2

**3.26 x 2.27 (10'8" x 7'5")**

with radiator

#### Bedroom 3

**3.85 x 2.72 (12'7" x 8'11")**

with cast iron fire place and radiator

#### Separate WC

with wash hand basin and partly tiled walls

### EXTERNALLY

The property has a gravelled garden to the front.

There is a concreted rear yard and store shed with access to rear service lane.

### SERVICES

All mains services. Solar panels to roof.

### COUNCIL TAX

Tenure: Freehold

Council Tax Band - A









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.

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

