# Tom Parry



## 4 Gladstone Terrace, Blaenau Ffestiniog, LL41 3EB

## Auction Guide £60,000

- *FOR SALE BY MODERN METHOD OF AUCTION*
- Ideal starter home
- uPVC double glazing
- Gas fired central heating
- Two bedrooms
- Established residential area in close proximity to the town centre







# 4 Gladstone Terrace, Blaenau Ffestiniog, LL41 3EB

Tom Parry & Co are delighted to offer for sale this cosy cottage on Gladstone Terrace in the charming town of Blaenau Ffestiniog!

This delightful 2-bedroom house is the ideal starter home for anyone looking to settle in this picturesque location. With its cosy atmosphere and convenient layout, this property offers a perfect blend of comfort and functionality. Located in a peaceful neighbourhood, this house provides a tranquil retreat from the hustle and bustle of everyday life. Don't miss the opportunity to make this lovely house your new home in beautiful Blaenau Ffestiniog!

**Our Ref: BF1419**
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.

**ACCOMMODATION**
All measurements are approximate

**GROUND FLOOR**

**Entrance Lobby**
opening to:

**Living Room**
5.21 x 4.66 (17'1" x 15'3")
with gas fire set in tiled surround; under stair storage; pine wall panelling; TV display plinth and two radiators

**Kitchen/Breakfast Room**
3.76 x 3.59 (12'4" x 11'9")
with a range of wall and base units; stainless steel sink and drainer; space and plumbing for washing machine; gas fired central heating boiler; radiator and door to rear

**FIRST FLOOR**

**Landing**
with airing cupboard housing hot water heater and radiator

**Bedroom 1**
3.06 x 2.94 (10'0" x 9'7")
with radiator

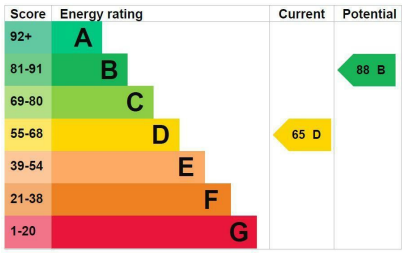
**Bedroom 2**
2.87 x 2.19 (9'4" x 7'2")
with radiator

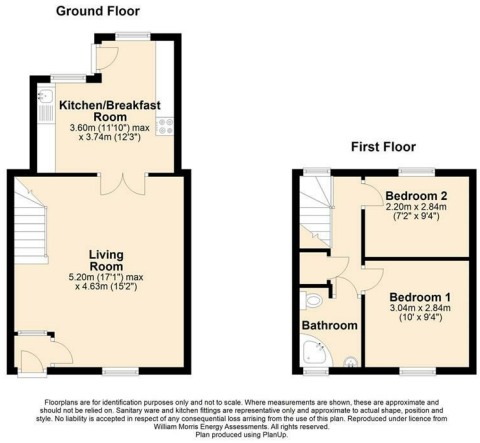
**Bathroom**
with corner bath with shower over; pedestal wash basin; low level WC and radiator

**EXTERNALLY**
The property has the benefit of a small yard with access to a rear service lane

**SERVICES**
All mains services

**MATERIAL INFORMATION**
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.

OnTheMarket.com
The Property Ombudsman
rightmove find your happy