Tom Parry

Bron Y Garth Soar, Talsarnau, LL47 6UR

Guide price £115,000

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A wonderfully characterful detached Welsh cottage set in the peaceful rural hamlet of Soar, Talsarnau, offering huge potential for renovation and redesign. Formerly two separate cottages, the property was knocked into one, though the work has been carried out in a very basic manner – creating an ideal opportunity for a buyer to reconfigure and restore it properly to suit their own vision.

Inside, the cottage retains plenty of original charm, with traditional features and an appealing sense of history. The current layout feels informal and somewhat mismatched due to the previous joining works, but this gives excellent scope for a thoughtful renovation, reinstating character while creating a more cohesive and modern flow.

Externally, the property enjoys a generous garden to the side, offering a lovely private space with countryside views and ample room for landscaping, outdoor seating, or even future extension (subject to planning). Its rural position provides a tranquil setting, with the quiet surroundings of Soar and easy access to Talsarnau, Harlech and the coast.

A rare renovation project with genuine character, set in a peaceful Welsh rural location and ready to be transformed into a beautiful home or retreat.

Accommodation comprises : all measurements are approximate

Entrance door 1 (to the right) into

GROUND FLOOR

KITCHEN
3.67 x 3.98 (12'0" x 13'0")
Stairs to first floor, "Belfast" sink and drainer unit, stone flooring. uPVC double glazed sash window to front, original alcove cupboards, door leading to

REAR CORRIDOR
8.51 x 1.36 (27'11" x 4'5")
Currently used as additional storage with electric storage heater, door to outside, doors leading to

LOUNGE
3.95 x 4.04 (12'11" x 13'3")
Stone floor, alcove cupboards either side of log burning stove, uPVC sash window to front, electric storage heater, small hallway to second front door, stairs leading to first floor

BATHROOM
Panelled bath with "Mira" shower above, wash hand basin, low level w.c., window to side, mirrored wall cabinet, partially tiled walls

LANDING 1
3.38 x 1.61 (11'1" x 5'3")
Doors leading to

BEDROOM 1
2.46 x 3.31 (8'0" x 10'10")
Window to front, original fireplace

BEDROOM 2/PASSAGE WAY
2.21 x 2.36 (7'3" x 7'8")
Currently being used as an additional sleeping area when needed

LANDING 2
3.41 x 1.69 (11'2" x 5'6")
Doors leading to

BEDROOM 3
1.96 x 2.45 (6'5" x 8'0")
Window to rear

BEDROOM 4
4.10 x 3.29 (13'5" x 10'9")
Window to front, fireplace

EXTERNAL

LOCATION
The property is located in Soar. Positioned just a five-minute drive from the Dwyrwd Estuary, designated as a Site of Special Scientific Interest, the hamlet of Soar offers unparalleled access to the natural beauty of the area. Perfectly situated for birdwatching enthusiasts and avid walkers alike, residents can explore the wonders of the nearby Welsh Coastal Path. Talsarnau, a 5 minute walk away, also has convenient access to transportation and amenities, benefitting from proximity to both bus and rail links, facilitating easy travel to neighbouring towns. Porthmadog is just a short distance away by bus or train, with a variety of shops, cafes, and restaurants. Similarly, Harlech, famed for its medieval castle and breathtaking beach, is also easily accessible from Ynys.

SERVICES
Mains water, drainage and electricity

MATERIAL INFORMATION
Standard construction
Freehold property
For Article 4 purposes currently classed as a second home
Gwynedd Council tax band D

IMPORTANT INFORMATION
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.

Bron Y Garth Soar TAL SARNAU LL47 6UR	Energy rating **F**	Valid until:	13 October 2036
		Certificate number:	0655-3967-8200-5026-4200

Property type	Detached house
Total floor area	69 square metres

Total area: approx. 96.2 sq. metres (1035.8 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.

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