

Tom Parry

Bryn Melyn Cottage Llanelltyd, Dolgellau, LL40 2TD

Auction Guide £67,500

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REDUCED!
Bryn Melyn Cottage presents a unique opportunity to someone looking to renovate and create their ideal home. It is in need of modernisation but with thought and imagination could become the perfect cosy retreat.

Secluded but not isolated, this detached cottage offers a unique opportunity for those seeking a tranquil retreat. Boasting 3 bedrooms and 1 bathroom, this property is brimming with character and original charm, waiting for a new owner to restore it to its former glory.

With parking space potential, this pretty cottage provides convenience and views. The beautiful estuary and country vistas from the property are sure to captivate any nature enthusiast, offering a picturesque backdrop for everyday living within Parc Cenedlaethol Eryri, (Snowdonia National Park).

While the cottage is in need of total modernisation, this presents a chance for the new owner to put their stamp on the property and create a bespoke living space tailored to their tastes.

If you are looking for a project that combines tranquillity, potential, and natural beauty, this cottage could be the perfect fit for you. Don't miss out on the opportunity to own a piece of rural paradise with endless possibilities.

A competitive guide price has been set and the cottage is offered for sale with no onward chain, so do not delay in arranging a viewing today.

GROUND FLOOR

HALLWAY
uPVC entrance door; red tiled flooring

KITCHEN
5.65 x 2.84 (18'6" x 9'3")
Red tiled floor; sink, plumbing for washing machine and tumble dryer; night storage heater.

LIVING ROOM
3.78 x 4.69 (12'4" x 15'4")
Red tiled floor; large feature stone fireplace, uPVC window to front aspect; night storage heater; stairs to first floor.

SHOWER ROOM
2.93 x 1.28 (9'7" x 4'2")
White W/C; sink; Mira advance flex shower in accessible enclosure; heated towel rail

FIRST FLOOR

LANDING
5.62 x 0.89
Metal window to side aspect; wooden door to external side aspect; hotwater boiler; W/C and small sink.

BEDROOM 1
3.98 x 3.36
Wooden floorboards; uPVC window to front aspect;; uPVC window to side aspect; night storage heater.

BEDROOM 2
4.06 x 3.10
Wooden floorboards; uPVC window to side aspect;, night storage heater

BEDROOM 3
3.59 x 2.23 (11'9" x 7'3")
Wooden floorboards; uPVC window to side aspect; night storage heater

EXTERNAL
Garden area and woodland to side aspect

SERVICES
Mains water and electricity.
Private drainage

MATERIAL INFORMATION
Freehold property of standard construction.

IMPORTANT INFORMATION
This property is for sale by “Merseyside & Cheshire North Wales Property Auction “powered by iam-sold Ltd”

AUCTIONEERS COMMENTS“This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you” TO VIEW OR MAKE A BID contact Tom Parry 01766780883 or visit wwwtomparry.co.uk

LOCATION
The property is located on the edge of the village of Bontddu, half way between the coastal resort of Barmouth and the historic town of Dolgellau. Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breath taking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax. For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.













Floor Plan Awaited



Bryn Melyn Cottage
Llanelltyd
DOLGELLAU
LL40 2TD

Energy rating
F

Valid until	Certificate number
15 May 2032	0618-0003-3275-8532-5204

Property type	Detached house
Total floor area	119 square metres

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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