



Ty Newydd

Talsamau || LL47 6YR

£112,000

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT



# Ty Newydd

Talsarnau || LL47 6YR

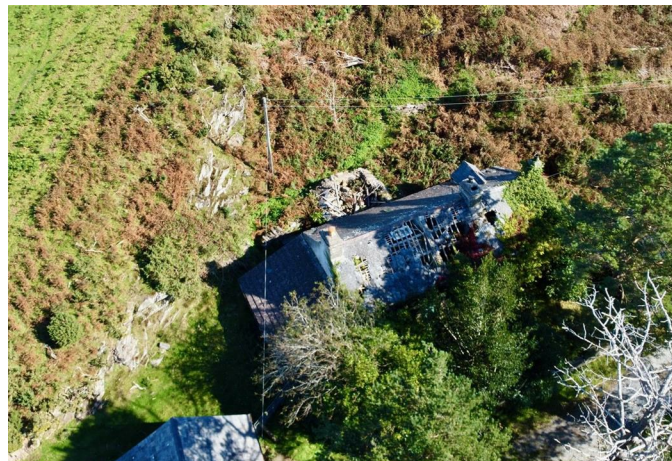
TO BE SOLD AT AUCTION BY LOT9 AUCTION HOUSE LIMITED, UNCONDITIONAL AUCTION TERMS, WHICH MEANS THAT THE EXCHANGE OF CONTRACTS WILL TAKE PLACE ON THE FALL OF THE HAMMER, WITH 10% OF THE SALE PRICE DUE AT THAT MOMENT. THE BUYER ALSO PAY FEES OF 2% OF THE SALE PRICE PLUS VAT. £112,000 IS THE GUIDE PRICE FOR THIS PROPERTY. PLEASE SEE THE LOT 9 AUCTION HOUSE WEBSITE FOR THE BUYERS GUIDE, TO REGISTER AS A BIDDER AND TO DOWNLOAD THE AUCTION PACK @ <https://lot9.eigonlineauctions.com/lot/details> OR CONTACT MONOPOLY BUY SELL RENT FOR MORE INFORMATION.

In an idyllic elevated position Llandecwyn, Talsarnau, this detached stone cottage presents a unique opportunity for those seeking a complete and extensive renovation and (in part) rebuild project in a tranquil setting. It is ripe for transformation into a delightful family home or a serene retreat.

The cottage is set in a secluded location, with one close neighbour, ensuring privacy and peace. The surrounding landscape boasts stunning views of the estuary, fields and mountains making it a haven for nature enthusiasts, walkers, and beach lovers alike. The additional small barn and extra piece of land further enhance the appeal, offering ample space for outdoor activities, additional parking, workshop and storage.

While the property is in very poor condition and in need of complete renovation, the potential is vast. The photographs attached showcase the house and garden in previous years, providing a glimpse of the charm that can be restored. A title plan is available, detailing the land for sale, and a floor plan, drawn from memory, suggests the original layout of the cottage, allowing prospective buyers to envision the possibilities and indicates the property was configured with four bedrooms and the potential for two or three reception rooms and two kitchens. YOU ARE ABLE TO VIEW THE EXTERIOR WITH NO APPOINTMENT, BUT YOU MUST NOT ENTER THE BUILDING AS IT IS UNSAFE TO DO SO.

- Complete renovation and in part rebuild project - detached stone cottage
- Idyllic location surrounded by fields with lovely views
- Previously 4 bedroom, 3/4 reception rooms, 2 kitchens
- Additional small barn and plot of land (extending in total to 0.52 acre)
- In heart of Snowdonia National Park
- Connected to mains electricity, water, drainage to septic tank
- Perfect rural home or holiday retreat
- NO ONWARD CHAIN - BEING SOLD AT AUCTION
- CASH ONLY PURCHASE - NO ACCOMPANIED AND/OR INTERNAL VIEWINGS
- Potential for financial assistance via Welsh "HOUSES IN TO HOMES SCHEME"



### Directions

Please note that the property is approached via a track to the left on the brow of the hill. The track has a name plate CYNEFIN at the start and there is a green bin store and telegraph pole. Please see photo of entrance to the track on the property details.

The track leads to two properties - Ty Newydd and its close neighbour. If you start going down hill on the lane you have gone too far!!!!

PLEASE DO NOT GO DOWN ANY UNMARKED/UNNAMED TRACKS AS THESE WILL BE PRIVATE PROPERTY AND NOT BE THE CORRECT ACCESS TO TY NEWYDD

Please be respectful of the neighbours and their property when travelling up to Ty Newydd. If you require any more detailed directions please contact the agents BEFORE making the journey.

### Additional Information

The property is connected to mains electricity and water. Drainage is to septic tank on neighbouring land.

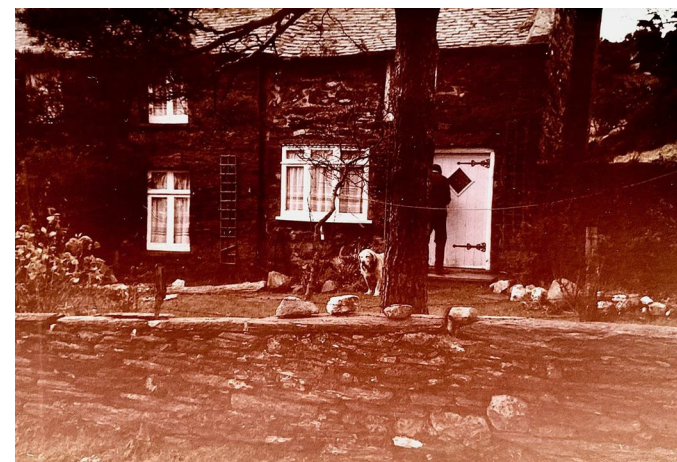
Note: the property is on two titles and the total acreage approximates to 0.52 acres. The additional land has a covenant to state it was this properties responsibility to put up a fence to segregate the land from the adjacent farm, as that never happened the adjacent farmer has used it as grazing, he may have continued rights to do so, please take advice from your solicitor.

A public footpath runs across the far edge of the additional piece of land.

WHAT 3 WORDS ///replaying.keyboard.sparkles

### Article 4

Class C5 - primary or second home only. This cannot be used as a holiday let.











# Ty Newydd



Not to Scale. Produced by The Plan Portal 2025  
**This has been produced from memory by the vendor and we cannot confirm its accuracy.**

## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
 THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-91) A			(81-91) A		
(81-91) B			(71-81) B		
(69-80) C			(59-69) C		
(55-68) D			(49-58) D		
(39-54) E			(39-48) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Land Registry Free

Buy titles

Summary

area  
0.52 ac ▾

perimeter  
**Multiple**

title\_no  
**Multiple**

inspireid  
**Multiple**

inserted  
**Multiple**

updated  
**Multiple**

rec\_status  
**A**

generated  
**08 Mar 2025**

tenure  
**Freehold**

source  
[HM Land Registry](#)





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