Tom Parry

Crossing Cottage Llanbedr, LL45 2DZ

Auction Guide £170,000

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Tom Parry are proud to present Crossing Cottage, Llanbedr — A Characterful detached cottage in the heart of Llanbedr.

Aptly named and full of personality, Crossing Cottage sits right beside the railway line in Llanbedr — a charming, quirky home that blends rustic appeal with charm and a sense of place that's hard to replicate.

With the major external works already completed, the inside now provides a blank canvas. Whether you prefer cosy cottage styling or a more modern refresh, the space is ready for transformation.

Key Features

Detached character cottage with a distinctive railway-side setting

New roof, windows, doors and external rendering, giving the property a strong, updated envelope

Large, versatile garden offering space for landscaping, seating areas or a creative outdoor project

Interiors ready for TLC, ideal for buyers wanting to put their own stamp on a home

ENTRANCE PORCH
Door into

HALLWAY
Oak flooring, radiator, doors leading to

LOUNGE
3.95 x 4.94 (12'11" x 16'2")
Semi open plan layout with feature, double sided, multi fuel burning stove and slate hearth, radiator, dual aspect windows with bay window to rear, door leading to outside, door into

STUDY
1.34 x 2.19 (4'4" x 7'2")
Window to front, oak flooring, radiator

DINING ROOM
3.24 x 2.44 (10'7" x 8'0")
Feature double sided multi fuel burning stove with lounge, built in shelving, radiator, oak flooring, window to rear

KITCHEN
1.96 x 3.01 (6'5" x 9'10")
Fitted with a range of wall and base units including integrated electric oven, electric hob, granite worktops, space for fridge/freezer, white ceramic butler sink, window to front, tiled splash backs

BEDROOM 3
1.96 x 1.79 (6'5" x 5'10")
Window to front, radiator, oak flooring

BEDROOM 2
3.17 x 3.03 (10'4" x 9'11")
Feature cast iron fireplace and slate hearth, oak flooring, window to rear, radiator

BEDROOM 1
3.02 x 3.89 (9'10" x 12'9")
Oak flooring, window to rear, radiator, door leading to

SUN ROOM
4.23 x 2.67 (13'10" x 8'9")
Sliding doors leading to outside garden, 2 roof light tunnels, door leading to

INTERNAL WORKSHOP
4.06 x 2.51 (13'3" x 8'2")
Window overlooking garden, power and light.

BATHROOM
1.86 x 3.80 (6'1" x 12'5")
Fitted with suite comprising cast iron panelled bath, separate shower cubicle, wash hand basin with vanity unit below, low level W.C., bidet, space and plumbing for washing machine, radiator, 2 obscured windows to front, large storage cupboard

EXTERNAL
Small gate onto pathway leading to the main front entrance of the property.
A private enclosed garden lies to the side of the property which is mature and well stocked with plants, trees and lawn. Shed.
Parking for 4 vehicles is available to the rear of the property.

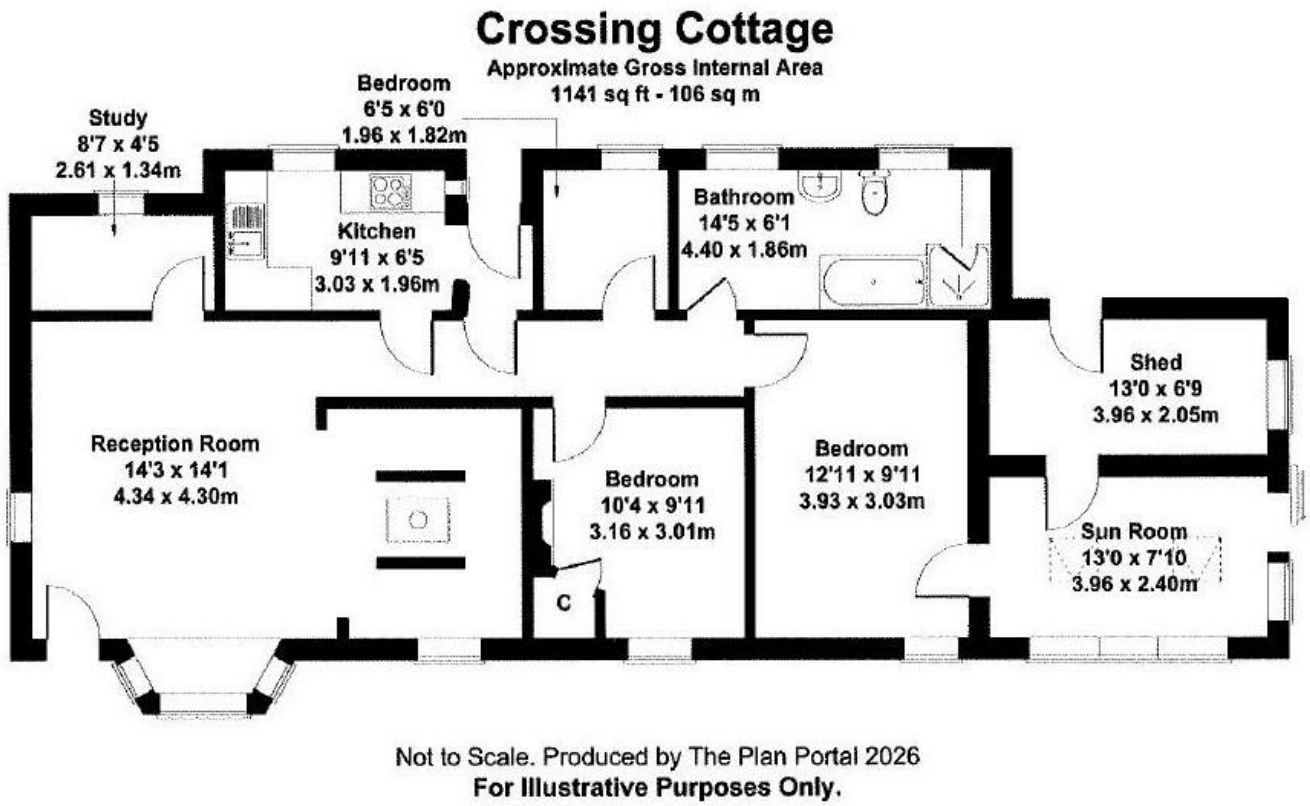
LOCATION
Llanbedr is a popular village situated on the western coastal fringe of the Snowdonia National Park through which runs the Afon Artro. The village provides a wonderfully relaxed rhythm; friendly, scenic footpaths and the feeling of being tucked away in one of Snowdonia's most picturesque pockets. It is served by a well stocked convenience store, hairdressers, two public houses, Country House Hotels, a primary school and the village church. It benefits from a regular bus service and a rail station along the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

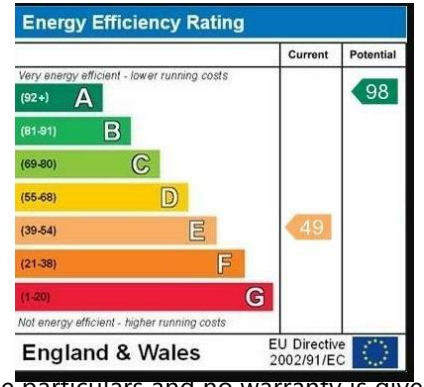
SERVICES
Mains water and electricity.
Private drainage.

MATERIAL INFORMATION
Freehold property of standard construction.
For Article 4 purposes currently classed as primary residence.
Gwynedd council tax band D
Planning permission has been granted to extend the property to the side - replacing sun room. Permission was granted in 2023. Ref NP5/62/94B for details

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.

STATION MASTER





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.

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