



Tom Parry

14 Maes Artro, Llanbedr, LL45 2PZ

Guide price £135,000

14 Maes Artro, Llanbedr, LL45 2PZ

Constructed in 2010 this contemporary wooden lodge (a Finlodge product of "Scandinavian Systems") offers flexibility to any purchaser. it could be your perfect getaway property for a relaxing weekend, or provide a fantastic holiday-rental business opportunity with similar properties on site currently generating a healthy income in rentals. It is a spacious, open plan layout with 3 double bedrooms, utility area, added storage space and a first floor balcony. Benefitting from large external gardens which back onto woodland, this lodge is the country idyll. Situated within the village of Llanbedr, the property is within walking distance of three pub/restaurants, local village shop and the bus route.

Llanbedr is a popular village situated on the western coastal fringe of the Snowdonia National Park through which runs the Afon Artro. The village 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.

Accommodation comprises : (All measurements are approximate)

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 www.tomparry.co.uk

GROUND FLOOR

Rear entrance door into

UTILITY ROOM

1.74 x 4.57 (5'8" x 14'11")

Fitted with single sink and drainer unit, wall storage cupboards, LPG fuelled Worcester Bosch combi boiler controlled by Nest allowing remote viewing/control of your heating, washing machine and condensing tumble dryer, window to side, doors into

BATHROOM

Fitted with suite comprising panelled bath, low level w.c., wash hand basin, storage cupboards, wall mounted cabinet, window to side, extractor fan, radiator

KITCHEN/DINING ROOM/LOUNGE

8.25 x 6.88 overall (27'0" x 22'6" overall)

Large open plan area with kitchen fitted with wall and base units, including 1 1/2 sink and drainer unit, free standing Bosch dishwasher, fridge/freezer, electric oven with hob and extractor fan above, laminate worktops, window to side, opening into lounge/dining area with window on all aspects, feature electric wall mounted fire, radiators x 2, double doors leading to front veranda, carpeted stairs to first floor

BEDROOM 1

3.67 x 3.39 (12'0" x 11'1")

Window to side, radiator

FIRST FLOOR

LANDING

Doors into

BEDROOM 2

4.5 x 4.2 (14'9" x 13'9")

Double doors opening onto front balcony with views over site, large walk in storage area, radiator, door into

EN-SUITE

Fitted with suite comprising shower cubicle, low level w.c., wash hand basin, skylight window, radiator

BEDROOM 3

2.45 x 4.27 (8'0" x 14'0")

Fitted with suite comprising shower cubicle, low level w.c., wash hand basin, skylight window, radiator

EN-SUITE

Fitted with corner shower cubicle, low level w.c., wash hand basin, skylight window, radiator

EXTERNAL

At the front of the property, steps and ramp lead to a large veranda.

There is ample parking to the side of the property, and a patio and shed to the rear.

Communal lawns surround the lodge and site.

SERVICES

Mains water, drainage and electricity.

Approximately 112 years left on lease with current annual charges £1400.

Gwynedd council tax band D.

MATERIAL INFORMATION

Tenure - Leasehold. Holiday accommodation







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.

14 Maes Artro Lodges LLANBEDR LL45 2PZ		Valid until 9 June 2031	Certificate number 0330-2901-7040-2399-4235
Energy rating D			

