



**Tom Parry**

Capel Bethel High Street, Talsarnau, LL47 6TY

**Auction Guide £130,000**



## Capel Bethel High Street, Talsarnau, LL47 6TY

FOR SALE BY MODERN METHOD OF AUCTION : STARTING BID PRICE £130,000 PLUS RESERVATION FEE.

Capel Bethel, High Street Talsarnau, Meirionethshire was built in 1864 on the site of a previous Methodist Chapel. Planning permission has been granted for change of use to residential, thus creating a unique opportunity to create a stunning and exclusive home. In addition, the property benefits from a sizeable plot measuring approximately 18.5m x 23m to the rear to create a complimentary garden and/or ample off road parking accessed by way of a private drive.

### INTERIOR

17.2 x 12.29 (56'5" x 40'3")

Retaining many original features, the chapel is a blank canvas, currently laid over 2 floors. It is light and extremely spacious and the potential here is unlimited.

### EXTERIOR

The property benefits from a new roof and windows.

### LOCATION

Capel Bethel is located in the centre of the village of Talsarnau, which has a public house, primary school and railway station. Step outside the property and walk in any direction and you will discover the revitalising tonic of rural living. Mountain walks are breath taking in every sense and the calm of the estuary is only moments away. 5 minutes from the property is land designated as a "Site of Special Scientific Interest" proving to be a bird watchers paradise and the Welsh coastal path can be picked up nearby. Indeed, the surrounding area is a delight, appealing to those who wish to leave behind the hustle and bustle, whilst being only moments away from nearby Harlech, boasting a cliff top Castle and championship Golf course and the harbour town of Porthmadog.

### SERVICES

Mains water and electricity supplies available but not currently in use.

Mains drainage connected.

### 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 4.2% 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 £300.00 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](http://www.tomparry.co.uk)











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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.

