

Tom Parry

Tryfer House, Tryfer Terrace, Harlech, LL46 2YR

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Guide price £135,000

- Stunning 3 bedroom end of terrace cottage
- Beautifully presented throughout
- Packed with character features
- Minutes from Harlech Town Centre
- Successful holiday let
- Subject to reserve price and buyers fees apply
- For sale by modern method of auction - t's & c's apply

Welcome to Tryfer Terrace, Harlech - a charming and historic location that boasts a picturesque beach setting for this traditional Welsh stone cottage. This delightful property offers 3 bedrooms, making it perfect for a family or those who enjoy having extra space.

Situated in a historic area, this house exudes character and charm, providing a unique living experience for its new owners. The property is ready to move into, allowing you to settle in and start enjoying the beauty of the surroundings immediately.

Proximity to shops and cafes, convenience is at your doorstep. Imagine coming home to this quaint cottage, nestled in a location that offers both tranquillity and a sense of heritage.

Harlech boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park. The Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond

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.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% 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.



















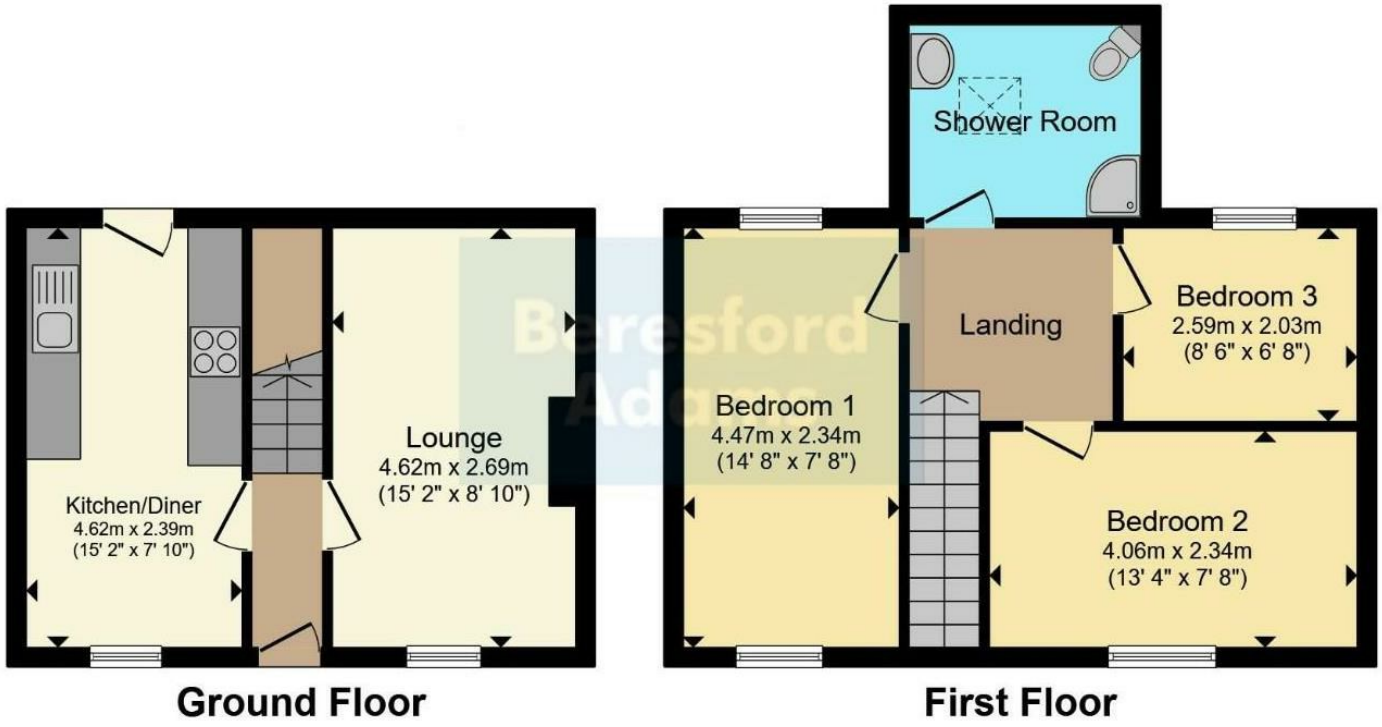



1, Tryfer Terrace
HARLECH
LL46 2YR

Energy rating
G

Valid until
13 July 2030

Certificate number
0474-2804-7238-2990-8691

Total floor area 68.2 m² (734 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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Tom Parry
01766 780883
tomparry.co.uk