



Tom Parry

Glenydd , Llanbedr, LL45 2LD

Auction Guide £90,000

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Nestled in the picturesque village of Llanbedr, this charming three-bedroom stone cottage presents a unique opportunity for those seeking a project to transform a property into their dream home. Set in an elevated position alongside the river Artro, the location offers a serene backdrop, perfect for nature lovers and those who appreciate the beauty of the Welsh countryside.

The cottage, while in need of complete refurbishment, boasts a wealth of potential. With three bedrooms, there is ample room for family living or hosting guests. The large basement adds further versatility, providing an ideal space for storage or the possibility of conversion into additional living areas, subject to planning permissions.

In addition to the main house, the property includes several outbuildings, which could serve various purposes, from workshops to garden storage, enhancing the overall appeal of the estate. The surrounding area is rich in natural beauty, with scenic walks and local amenities just a stone's throw away.

This property is perfect for those with a vision and a passion for renovation, offering the chance to create a bespoke home in a delightful setting. With its idyllic location and substantial potential, this stone cottage is a rare find in the heart of Llanbedr.

Accommodation comprises: (all measurements are approximate)

Entrance door into

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.

GROUND FLOOR

DINING ROOM

3.74 x 3.10 (12'3" x 10'2")

Original ceiling beams, stairs to first floor, window to front, doors leading to

LOUNGE

2.87 x 5.75 (9'4" x 18'10")

Feature fireplace with wooden surround, original ceiling beams, dual aspect windows to front and rear, alcove cupboard, door leading into

KITCHEN

2.69 x 2.75 (8'9" x 9'0")

Wall and base units including sink and drainer, window to rear, door leading to outside, stairs to basement

FIRST FLOOR

LANDING

Doors leading to

BEDROOM 1

4.22 x 3.54 (13'10" x 11'7")

Wooden floor, two windows to front aspect, original storage cupboard

BEDROOM 2

2.78 x 3.57 (9'1" x 11'8")

Window to front aspect, storage cupboard

BEDROOM 3

2.66 x 2.07 (8'8" x 6'9")

Window to rear aspect

BATHROOM

2.73 x 2.18 (8'11" x 7'1")

Coloured suite comprising panelled bath, wash hand basin and low level w.c., window to rear aspect

BASEMENT

Total floor area is 6.61m x 5.74m

Fireplace, stone floor, door to outside

EXTERNAL

The property is set back from the main road by a small front terrace.

Toi the rear of the property is an enclosed generous garden elevated alongside the River Artro
Outbuildings comprising 3 barns offer flexible uses subject to relevant planning permissions.
One barn contains original baking ovens.

LOCATION

Located in the heart of Llanbedr - 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.

SERVICES

Mains water, drainage and electricity
Gwynedd Council tax band C

MATERIAL INFORMATION

Freehold property of stone construction
Primary residence



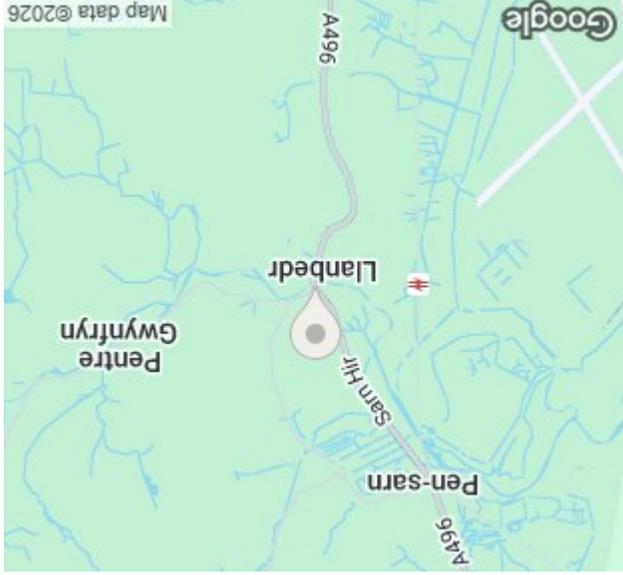




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor plan Awaited