



**Tom Parry**

**Bodwrdda , Harlech, LL46 2SW**

**Auction Guide £130,000**

# Bodwrdda , Harlech, LL46 2SW

Why not buy your very own full sized doll's house for Christmas?

Nestled in the historic town of Harlech, this quaint two-bedroom house offers a delightful retreat for those seeking a blend of comfort and character. With far reaching views over neighbouring properties towards the sea, this beautifully renovated house features a cosy open fire, creating a warm and welcoming environment, ideal for those chilly evenings. Imagine curling up with a good book or enjoying a glass of wine by the fire, making it a perfect spot for relaxation. It may be compact but still comfortably sleeps 4 and benefits from a fully fitted kitchen and bathroom.

Harlech is renowned for its stunning scenery and rich history, with the iconic Harlech Castle just a stone's throw away. The area offers a variety of local amenities, including shops, cafes, and beautiful beaches, making it an ideal location for those who appreciate both nature and culture.

This charming house is a wonderful opportunity for anyone looking to embrace the enchanting lifestyle that Harlech has to offer. With its delightful features and prime location, it is sure to capture the hearts of many. Don't miss the chance to make this lovely property your new home.

Entrance door into : ( 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](http://www.tomparry.co.uk)

## FIRST FLOOR

### LOUNGE

**3.4 x 3.62 (11'1" x 11'10")**

Traditional wooden flooring, feature fireplace with open fire, uPVC windows to front and rear aspects, skylight window, dining area, electric consumer box within wooden casing, stairs leading to lower ground floor, open to

### KITCHEN

**2.47 x 2.26 (8'1" x 7'4")**

Tiled flooring, floor standing and wall mounted units, Indesit electric hob, Hotpoint electric oven, space for 'fridge, double stainless steel sink and drainer with mixer tap, cupboard housing "Tempest" hot water boiler, uPVC window to side aspect.

### BATHROOM

**2.49 x 1.35 (8'2" x 4'5")**

Tiled floor, partially tiled walls, white bathroom suite comprising bath with overhead shower, sink and W/C, uPVC window with modesty glass, electric wall heater.

### LOWER GROUND FLOOR

#### BEDROOM 1

**2.75 x 3.46 (9'0" x 11'4")**

Carpeted, built-in wardrobes, feature beams to ceiling, window to rear aspect

#### BEDROOM 2

**2.34 x 2.89 (7'8" x 9'5")**

Carpeted, built-in wardrobes, feature beams to ceiling, window to side aspect

#### HALLWAY TO EXTERNAL DOOR

**2.20 x 0.75 (7'2" x 2'5")**

Carpeted floor, feature beams to ceiling, external uPVC door

### EXTERNAL

Small outside space suitable for air drying facilities or compact seating space.

### SERVICES

Mains water, drainage and electricity  
Gwynedd Council tax band A  
Freehold property







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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		16 G



First Floor



Ground Floor

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