

# Tom Parry



**3 Church Street, Tremadog, LL49 9RA**

**Auction Guide £65,000**

• \*FOR SALE BY MODERN METHOD OF AUCTION\*

- Grade II Listed, Two bedroom property
  - Private parking at rear
  - Renovation Potential
- Close to school and local amenities
- Short walk/drive to Porthmadog



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 (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

#### GENERAL INFORMATION

Tom Parry & Co are delighted to offer for sale this charming Grade II listed property located on the popular Church Street in Tremadog. This delightful house boasts 1 reception room, 2 bedrooms, and a well-appointed bathroom as well as a large garden with parking for two cars at the rear.

Situated in a sought-after area, this property offers a fantastic opportunity for someone looking to create their dream home. With its historical significance and traditional charm, this house is perfect for those who appreciate character and heritage. Although modernisation is required, this property presents a blank canvas for you to unleash your creativity and design a home that suits your taste and style. The location is ideal, being close to local amenities, ensuring convenience and ease of access to everything you need.

Our Ref: P1504

#### ACCOMMODATION

All measurements are approximate

#### GROUND FLOOR

##### Entrance Hall

with stairs to first floor and radiator.

##### Living Room

with old brick fire place (disused); window to front; secondary glazing and radiator.

##### Dining Room

with quarry tiled floor; ceiling light; and radiator

##### Inner Hallway

with under stairs storage area

##### Kitchen

with stainless steel sink unit; view overlooking the rear garden; wall mounted "IDEAL" combi boiler; built-in cupboard; glazed UPVC door leading to covered outside area with space and plumbing for washing machine.

##### Bathroom

with panelled walls; low level WC; accessible shower; wash basin and radiator

#### FIRST FLOOR

**Bedroom 1**  
with radiator

**Bedroom 2**  
with radiator and view over looking the garden.

#### EXTERNALLY

The property occupies a pavement side position at the front.

At the rear there is a patio area, long garden laid to lawn and garden shed.

#### SERVICES

All mains services

#### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band C

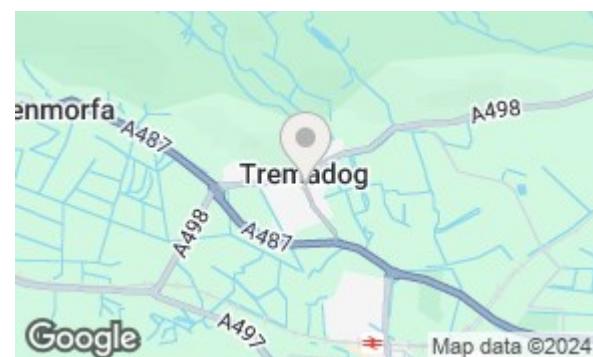
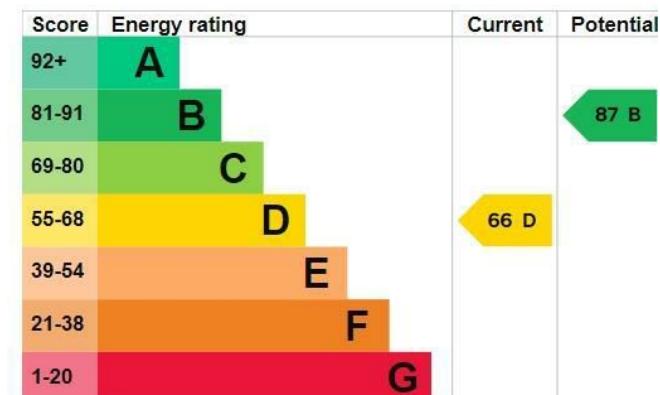
Grade II Listed

Off road parking at rear

Evidence of some historic structural movement.



Plans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.



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.

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