

# Tom Parry



## 9 Glanmorfa Terrace, Tremadog, LL49 9RW

**£100,000**

- For sale by modern method of auction
  - No onward chain
- Three bedroomed mid terrace property
  - Good sized garden to the rear
  - Fantastic views to Moel Y Gest
  - Some modernisation required



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.

**Our Ref: P1568**

**ACCOMMODATION**

All measurements are approximate

**GROUND FLOOR**

**Entrance Porch**

with carpet flooring

**Living Room**

with dual aspect windows; (disused) open fireplace with mock stone surround and terrazzo hearth; alcove storage; under stairs storage cupboard; night storage heater and carpet flooring

**Kitchen**

with picture window at the rear enjoying fantastic views towards Moel Y Gest; a range of fitted wall and base units; space and plumbing for washing machine and tumble dryer; space for free standing oven with fitted extractor fan over; space for under counter fridge; night storage heater and door to garden

**FIRST FLOOR**

**Landing**

with access to loft; airing cupboard housing hot water cylinder with immersion fitted; night storage heater

**Bedroom 1**

with window to front; fitted wardrobes and carpet

**Bedroom 2**

with window to rear and carpet flooring

**Bedroom 3**

with picture window to rear enjoying views to Moel Y Gest and carpet flooring

**Bathroom**

with large shower cubicle with glass screen; low level WC and washbasin set in vanity unit; heated towel rail

**EXTERNALLY**

The property has gated access to a small patio to the front of the house.

At the rear there is a tiered garden laid to patio, enjoying stunning countryside and mountain views to the rear. There is an access gate at the back of the garden onto a pathway and also a brick built storage shed.

Parking for the property is on the road, to the front of the house.

**SERVICES**

Mains water, electricity and drainage.

Night storage heaters and hot water tank with immersion fitted.

**MATERIAL INFORMATION**

Tenure: Freehold

Council Tax: Band B

No onward chain.

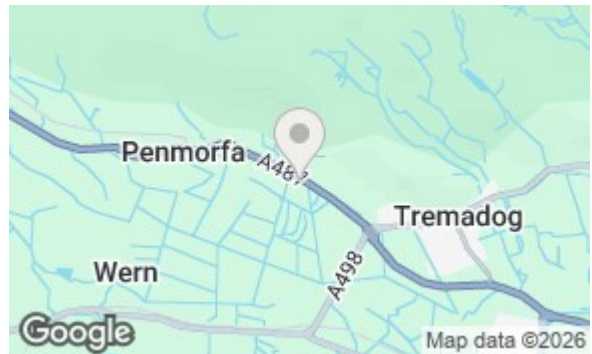
Note: The property suffered from some historic subsidence to an old 1960's extension at the rear. This was taken down and rebuilt in the early 1990's, with new piled foundations being installed to support the new extension.

## Energy performance certificate (EPC)



9 Glanmorfa Terrace Tremadog PORTHMADOG LL49 9RW	Energy rating <b>D</b>	Valid until 13 August 2035
		Certificate number 6300-0693-0222-8572-3353

Property type	Mid-terrace house
Total floor area	65 square metres



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.



# Tom Parry

01766 512505  
tomparry.co.uk