



# Tom Parry

Beudy Gromlech, Criccieth, LL52 0NW

£50,000



## Beudy Gromlech , Criccieth, LL52 0NW

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### OUR REF: C407

### ACCOMMODATION

All measurements are approximate

#### Reception Room

with open fire set in inglenook.

#### Parlour

with former fireplace

#### Scullery

small enclosed room

#### Store Room

with ladder access to loft

### FIRST FLOOR

#### Loft Bedroom

with velux window.

### SERVICES

Mains electricity and outside mains water.

### EXTERNALLY

There is an adjoining 1 roomed Annex. Dilapidated outbuildings to the rear. Small Paddock and garden area with stream.

The property is approached off the B4411 Caernarfon / Criccieth Road through a farm gate over an unmade track for a distance of 400 yards or thereabouts. Part of the access road has a right of way across it.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: "B"

This property is Grade II listed. Any enquiries relating to potential planning applications must be made by the applicant. Neither the Vendor nor the Agent are able to provide any information in this regard.

As the property has no bathroom or kitchen it is not likely to be mortgageable in its current condition.

What Three Words Location: ///warm.conveying.exile





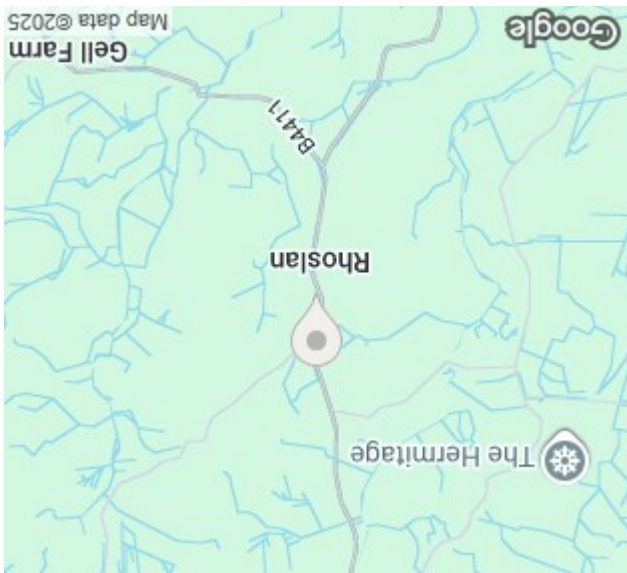






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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