



Tom Parry

3, Bwlch Goleu, Penrhyndeudraeth, LL48 6DP

Guide price £108,000

3 Bwlch Goleu, Penrhyndeudraeth, LL48 6DP

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: P1406

ACCOMMODATION

If you have ever dreamed of owning a cosy traditional Welsh stone cottage then this is the property for you! Situated on the crossing of the famous Ffestiniog Railway line in the village of Penrhyndeudraeth, this property has the benefit of stunning mountain views, a private garden and detached garage & parking area. The real added bonus is a detached annex bedroom at the rear with its own en-suite shower room.

This property has recently gone under a number of renovation works, such as having a new bathroom fitted, a whole property re-wire, walls & ceilings being newly plastered; re-pointing of chimney with a multi fuel burner being fitted within the newly opened up fireplace. Outside of the property has also been newly painted and the gable end re pointed with limestone. Sadly the current owners cannot proceed with any further works, but do not wish for all their hard work to go to waste or unnoticed. With all the major work already done, it just needs someone to come and finish it off and make it theirs.

All measurements are approximate

GROUND FLOOR

Living Room

with stunning mountain views; built in cupboard; two radiators; newly opened up fireplace with multi fuel stone fitted within.

Kitchen

with radiator; window to rear; doorway to rear porch & rear door.

Rear Porch

with under stair storage.

FIRST FLOOR

Landing

with loft access and radiator.

Bedroom 1

with stunning mountain views; radiator.

Bedroom 2

with built in storage containing gas combi boiler.

Bathroom

with patterned ceramic tiled flooring; low level WC, sink basin fitted within vanity unit & tiled splashback; heated towel rail; free standing walk in shower cubicle with tiled surround.

ANNEX

Bedroom 3

with window; en-suite shower room.

En-Suite

with coloured suite comprising low level WC; pedestal wash basin and tiled shower.

EXTERNALLY

The property is located adjacent the crossing of the Ffestiniog Railway. There is an enclosed yard to the front of the house with a path to the front door.

The garden, with a wide range of mature shrubs and plants extends to the side of the property, with access to a detached garage which has off road parking at the front of it. At the rear there is a small yard and steps up to the Annex.

SERVICES

All mains services.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band "B"

Right of way from No 2 across the back of No 3 Bwlch Goleu.

As the property does not have a functional kitchen – with at least a sink, we believe that most mortgage lenders would not borrow.



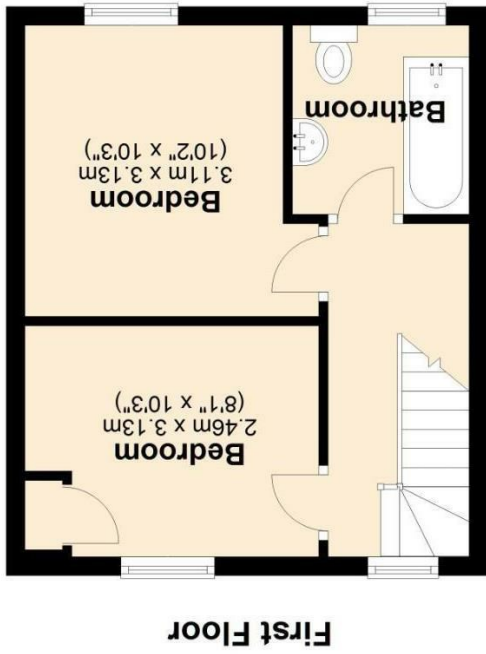
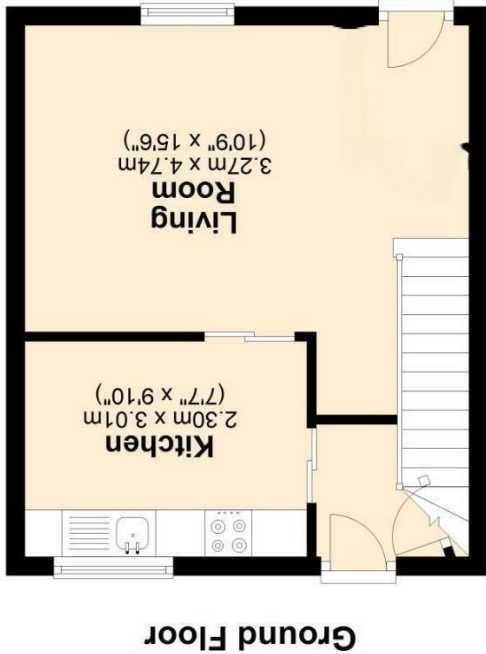




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floorplans 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.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 104 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 57 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |