



Tom Parry

Min Y Nant, Llanfrothen, LL48 6AX

Guide price £100,000

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Tom Parry & Co are delighted to offer for sale this charming detached bungalow located in the sought-after estate of Llanfrothen. This property boasts two cosy bedrooms, ideal for a small family or as a peaceful retreat for a couple. The spacious reception room offers a comfortable space to relax and entertain guests.

One of the highlights of this property is the fantastic views at the rear, providing a picturesque backdrop for everyday living. Imagine waking up to stunning scenery right outside your window!

Conveniently situated within walking distance to amenities, this bungalow offers both tranquillity and accessibility. With modernisation potential, this property allows you to put your own stamp on it and create the home of your dreams.

Don't miss out on the opportunity to own a piece of this idyllic location in Llanfrothen. Whether you're looking for a permanent residence or an investment opportunity, this bungalow offers the perfect blend of comfort, potential, and breath-taking views.

Our Ref: P1492

Auctioneers Comments:

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.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Hallway

with electric radiator

Living Room

with open fireplace with dressed stone surround; two electric radiators

Kitchen

with range of fitted wall and base units with worktops over; 1.5 bowl stainless steel sink and drainer unit; space and plumbing for washing machine; space for electric cooker; ceiling fitted extractor fan; tiled splashbacks; door to rear

Bedroom 1 (Front)

with night storage heater and built in wardrobes with sliding doors

Bedroom 2 (Rear)

with fitted wardrobe

Dressing Room/Study

with night storage heater, accessed from bedroom 2

WC

with low level WC and part tiled walls

Shower Room

with wash hand basin set in vanity unit; shower cubicle; heated towel rail; tiled walls; hot water cylinder cupboard with hot water cylinder and immersion fitted

EXTERNALLY

The property is accessed via a private driveway to the front of the attached garage. There is a front garden laid to lawn with mature shrubs and plants.

There is a concrete path to both sides with gates leading to the rear, where the garden is laid to lawn with concrete path and timber garden shed.

SERVICES

Mains electricity, drainage and water.

MATERIAL INFORMATION

Tenure: Freehold

Gwynedd Council Tax Band D

Traditional construction

Attached garage and driveway parking.

Note that structural movement has been noted to the rear of the property and this will limit the availability of some mortgages.



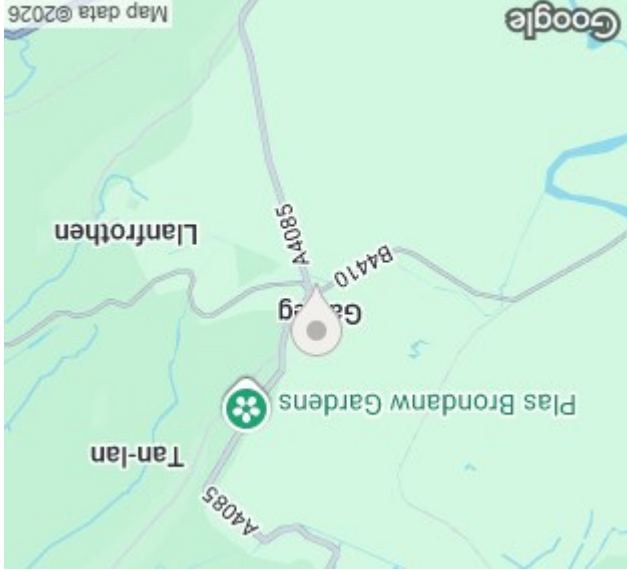




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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