



Tom Parry

Pennant Sun Street, Llan Ffestiniog, LL41 4NE

Auction Guide £122,000

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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.

GENERAL INFORMATION

Tom Parry & Co are delighted to offer for sale this substantial end of terrace property on Sun Street, with four generously sized bedrooms, this property is perfect for families or those seeking extra room for guests or a home office.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The sizeable modern kitchen and dining area provide an ideal space for entertaining or enjoying family meals, featuring contemporary fittings that enhance both functionality and style. Additionally, the property boasts a versatile basement that can serve as a games room, offering further potential for leisure and relaxation.

The house benefits from wood effect uPVC double glazing and gas-fired central heating, ensuring warmth and energy efficiency throughout the seasons.

Please note the property is currently tenanted - to be sold with vacant possession.

BF1511

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Entrance Hallway

Lounge/Living Room

6.36m x 2.98m average (20'10" x 9'9" average)

with a dual aspect; timber surround fireplace and marble inset fitted with coal effect electric fire on a marble hearth, 2 radiators

Kitchen/Dining

7.14m x 3.39m (23'5" x 11'1")

with a range of white high gloss wall and base units including 1½ bowl stainless steel sink unit, electric oven and hob, extractor hood over, worktops, tiled splashbacks, breakfast bar, radiator, partly tiled floor, ceiling downlights

Utility Room

3.63m x 2.32m (11'10" x 7'7")

with plumbing for automatic washing machine, gas fired central heating boiler

Rear Hall

with uPVC double glazed door to rear; door and stairs down to :-

LOWER GROUND FLOOR

Basement/Games Room

6.38m x 4.18m max (20'11" x 13'8" max)

with 2 radiators; door out to rear

FIRST FLOOR

Landing

with radiator; ceiling access hatch to roof space

Front Bedroom 1

3.30m x 3.23m (10'9" x 10'7")

with radiator

Front Bedroom 2

3.43m max x 2.77m (11'3" max x 9'1")

with radiator; built-in wardrobe

Rear Bedroom 3

3.35m x 3.00m (10'11" x 9'10")

with radiator

Rear Bedroom 4

2.98m x 2.97m (9'9" x 9'8")

with radiator; built-in wardrobe

Bathroom

with white suite comprising panelled bath and shower attachment over, pedestal wash basin and WC, fully tiled walls, heated towel rail

EXTERNALLY

Enclosed walled foregarden with steps and ramped access

Slate path and steps to the rear

Right of way access to side

SERVICES

All mains services

Gas fired central heating

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'B'

Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

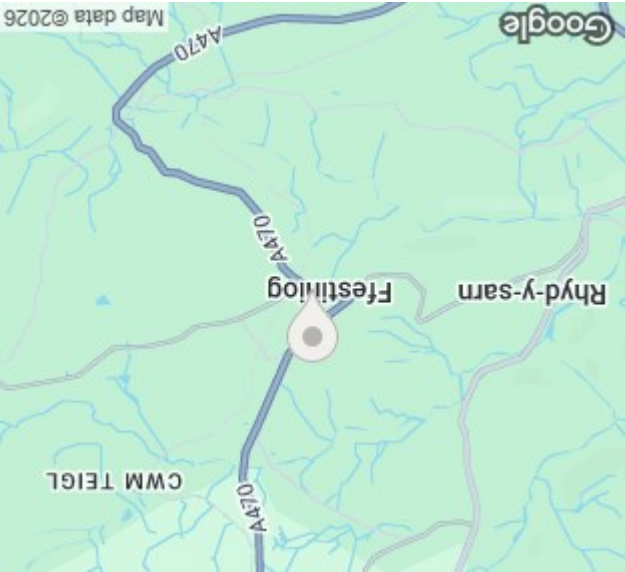






Floor plan Awaited

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		56 D	
			83 B