



Tom Parry

Manchester House 3 - 5, High Street, Bala, LL23 7AG

Auction Guide £55,000

Manchester House 3 - 5 High Street, Bala, LL23 7AG

SOLD VIA THE MODERN METHOD OF AUCTION

Tom Parry & Co are delighted to offer for sale this substantial sized double fronted detached property which was formally a shop with living accommodation. The property is situated in a prominent location on the high street with all amenities close at hand.

The property is in need of a programme of repairs and renovations and has ample scope for imaginative conversion and upgrading. The property is a Grade 2 Listed Building.

To the rear is a very useful garden area/ parking space (part of which is currently overgrown) with added benefit of vehicle access through to Arenig Street.

Our Ref :- B811

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Opening to the :

Entrance Hallway

With slate slab flooring, 1 radiator, serving:

Living Room

12'6" x 10'11" (3.82 x 3.33)

With tiled fireplace and built-in cupboards. Archway to the:

Sitting Room

11'10" x 10'7" (3.61 x 3.23)

With built-in cupboards, 1 radiator and slate slab flooring.

Former Shop

15'5" x 14'9" (4.70 x 4.50)

Staircase leading to first floor and door out to rear.

Kitchen

13'8" x 9'2" (4.19 x 2.81)

With hot and cold sink and wall and base units, partly tiled walls, door out to rear.

FIRST FLOOR

Landing Area

Serving:

Bathroom

With panelled bath, shower cubicle, wash hand basin and wc. Airing cupboard with hot water cylinder. 1 Radiator and plumbing for automatic washing machine.

Lounge

15'6" x 11'5" (4.74 x 3.48)

Fitted wall shelving, 1 radiator and open fireplace.

Kitchen / Bedroom 1

11'1" x 7'11" (3.38 x 2.42)

With cast iron fire place and built-in cupboard.

Bedroom 2

12'5" x 11'8" (3.81 x 3.56)

With cast iron fireplace, 1 radiator. Dressing room off:

Bedroom 3

11'8" x 10'6" (3.57 x 3.22)

With built-in cupboard.

SECOND FLOOR

Spacious Landing

serving:

Bedroom 4

11'7" x 10'6" (3.54 x 3.22)

Bedroom 5

12'4" x 10'8" (3.76 x 3.26)

Bedroom 6

12'11" x 8'0" (3.96 x 2.46)

L-shaped

Bedroom 7 / Sitting Room

15'7" x 10'10" (4.75 x 3.32)

With open fireplace.

Bedroom 8

13'8" x 9'11" (4.19 x 3.03)

OUTSIDE

Good sized yard and garden area to the rear, (part of which is currently overgrown). Utility / Store Room. Vehicle access to Arenig Street.

SERVICES

Mains water, electricity, gas and drainage. Gas central heating not currently operational.

LOCAL AUTHORITY

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.
Snowdonia National Park, National Park Offices, Penrhyndudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

Council Tax - Band E

Grade II Listed Building

Tenure - Freehold

Article 4 Directive

If you own a residential dwelling (which is a main home) within the Eryri National Park area and wish to change the use to a second home, short term holiday let or specific mixed use, you will be required to obtain planning permission from Eryri's National Park Authority before undertaking the change of use. If you own a dwelling that is already in use as a second home, short term holiday let or specific mixed uses (before 1 June 2025) - the Article 4 Direction will not affect the current use.

VIEWING

Strictly by appointment with the selling agent.

MATERIAL INFORMATION

Auctioneers Comments:

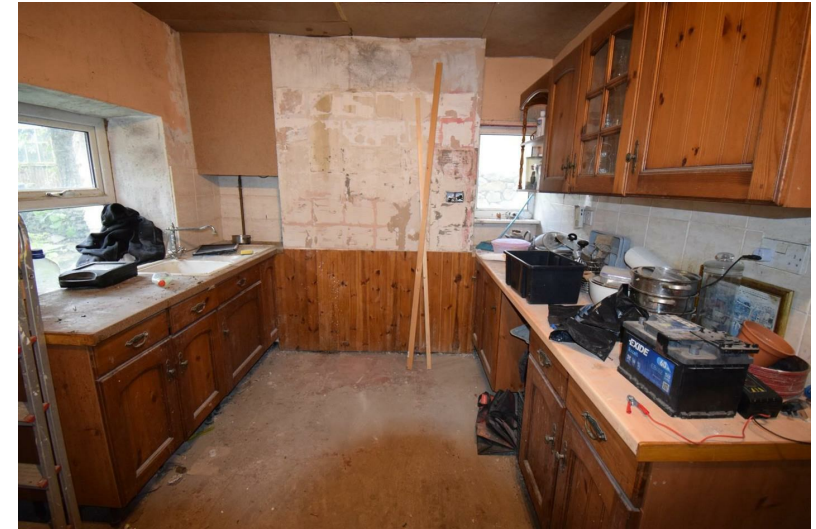
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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.







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Approximate Gross Internal Area = 273.5 sq m / 2944 sq ft



Illustration for identification purposes only; measurements are approximate, not to scale.



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.

| Energy Efficiency Rating | |
|---|---------|
| Potential | Current |
| Very energy efficient - lower running costs | (92+) |
| A | (81-91) |
| B | (69-80) |
| C | (56-68) |
| D | (39-54) |
| E | (21-38) |
| F | (1-20) |
| G | |
| Not energy efficient - higher running costs | |

EU Directive 2002/91/EC

England & Wales

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