

Ref: B.561

SURVEYORS ♦ ESTATE AGENTS ♦ AUCTIONEERS ♦ VALUERS

A TRADITIONAL STONE BUILT SINGLE FLOOR COTTAGE



Auction

**BRYN Y BRWYN
LLANGOWER
BALA
LL23 7BT**

- ◆ FOR SALE BY THE MODERN METHOD OF AUCTION: Starting Bid Price £55,000 plus Reservation Fee
- ◆ A traditional stone built single floor cottage, located in an unspoilt rural location with stunning views of Bala Lake
- ◆ Good sized fenced-in grassed gardens to the front and rear
- ◆ In need of a full programme of repair and refurbishment and offering tremendous scope in this respect
- ◆ Accommodation briefly comprises: Entrance Lobby; Living Room; Studio; Kitchen; Rear Hallway with Utility Room; Inner Hallway; Bathroom/WC and 2 Bedrooms
- ◆ Also included in the sale is the site of the site of the former garage which has now been demolished
- ◆ CASH BUYERS ONLY

STARTING BID PRICE: £55,000

VIEWING: Strictly by appointment with the Selling Agents

80 High Street
PORTHMADOG
LL49 9NW
Tel : 01766 512505/513164
Fax : 01766 514360

38 High Street
BALA
LL23 7AB
Tel: 01678 521025
Fax: 01678 521247

17 High Street
BLAENAU FFESTINIOG
LL41 3AA
Tel : 01766 830126
Fax: 01766 831951

6 High Street
HARLECH
LL46 2YA
Tel : 01766 780883

5A High Street
CRICCIETH
LL52 0RN

BRYN Y BRWYN, LLANGOWER, BALA, GWYNEDD, LL23 7BT.

For sale by Modern Method of Auction; Starting Bid Price £55,000 plus Reservation Fee. A traditional stone built single floor cottage, believed to be originally a former cowshed, and located in an unspoilt rural location with stunning view of Bala Lake. It stands within stock-proof fenced-in grassed gardens to the front and rear with mature trees and shrubbery, some parts of which are rather overgrown. The cottage itself is in need of a full programme of repair and refurbishment and offers tremendous scope in this respect. Access to the property is over a right of way track and is only possible by a 4x4 type vehicle in dry conditions, **BUT** it is recommended that initial viewings be made by a **five to ten minute walk** from the access road. This property is for sale by The North West Property Auction powered by iam-sold Ltd. *Cash Buyers Only*

Auctioneers Comments:

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The North West Property Auction and powered by iam-sold Ltd.

The **ACCOMMODATION** comprises of :- [all measurements are approximate]

Entrance Lobby:

with glazed doors, opening to the:

Living Room:

4.68m x 4.68m with exposed ceiling beams and brick built fireplace; dual aspect with window to front and rear.

Studio:

4.18m x 3.83m with large picture window having views towards Bala Lake.



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Kitchen:

3.03m x 2.54m with hot and cold stainless steel sink with base cupboards; Airing Cupboard housing the hot water cylinder fitted with immersion heater; window to side elevation.

Rear Hallway:

with electricity meters and glazed door out to rear.

Utility Room

housing the water pump.

Inner Hallway

leading to:

Bathroom:

with panelled bath, pedestal wash hand basin and wc; exposed ceiling beam and access to roof space; obscured glass window to rear.



Bedroom 1:

4.48m x 1.95m dual aspect with windows to side and front; exposed ceiling beams.

Bedroom 2:

2.69m x 2.28m with window to rear.

Outside:

Good sized fenced-in grassed gardens to front and rear with mature trees and shrubbery (parts of which are rather overgrown). Also included in the sale is the site of the former garage which has now been demolished.



Front garden



Rear of Cottage

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Location of Well



Site of former garage

Services:

Mains electricity. Private water and drainage. BT telephone line (currently disconnected).

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

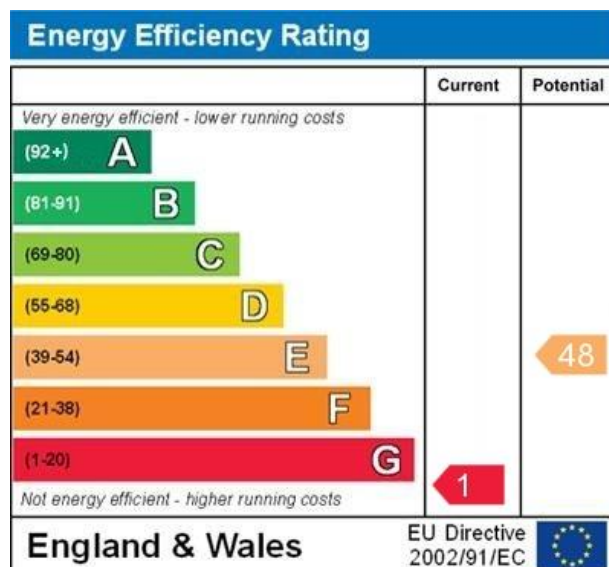
Tenure:

Freehold with vacant possession on completion.

Local Authority:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771 000.

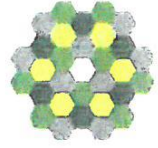
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770 274



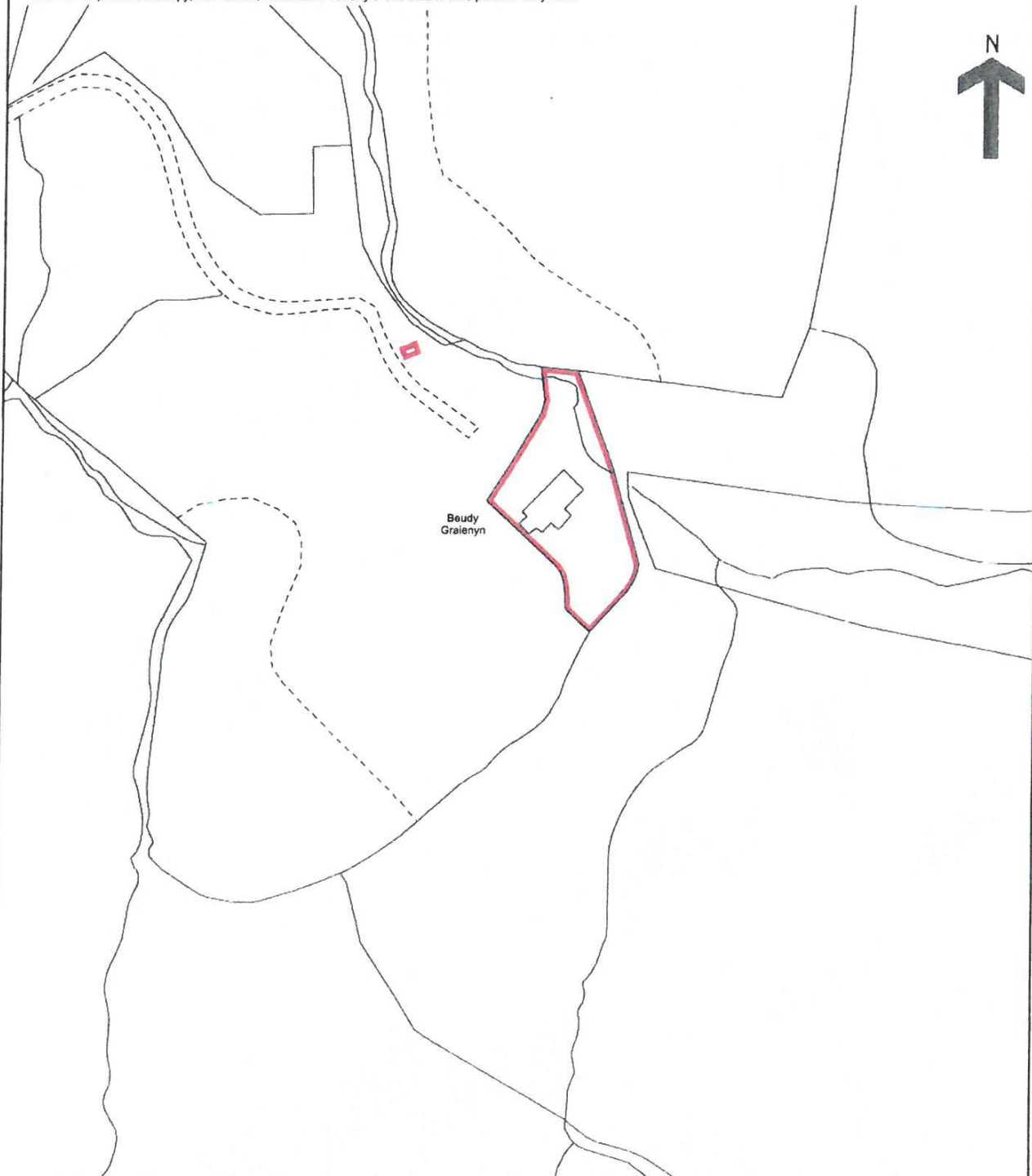
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HM Land Registry
Official copy of
title plan

Title number **CYM699321**
Ordnance Survey map reference **SH9233NW**
Scale **1:1250** enlarged from 1:2500
Administrative area **Gwynedd**



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This official copy issued on 27 June 2017 shows the state of this title plan on 4 April 2017 at 13:54:21. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by HM Land Registry, Wales Office.

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Directions:

From Agents Office turn right and then take first right past the former Old School Restaurant and the town's main Car Park. Proceed along the B4391 past the Bala Industrial Estate, towards the Bala Lake Railway terminal and then turn right along the B4401 signposted Llangower. Continue along this road which runs alongside the railway line, and you will pass the John Lewis Bala Lake Hotel on your left hand side. Keep going and then take the next left turning up towards Bryniau Golau - the gateway to Bryn y Brwyn will then be on your left hand side, a short distance from the junction and denoted by our For Sale board. Park at the side of the road so as not to obstruct other road users, and then walk up the track to the cottage.

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the term of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.



TOM PARRY & CO
WEBSITE –

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

