

For Sale by Public Auction

Bryn Golau, Rhostrehwfa, LL77 7YR



Guide Price £200,000 to £250,000

FOR SALE BY PUBLIC AUCTION

2 acre smallholding set in a peaceful location enjoying mountain views.

Price Guide: £200,000 - £250,000

Available for Sale by Public Auction at 3pm on Thursday 1st November 2018 at Oriel Ynys Môn, Rhosmeirch, Llangefni, Ynys Môn, LL77 7TQ.

Directions

From Llangefni, continue on the B5109 towards Bodffordd, in 0.7 miles turn left towards Rhostrehwfa B4422. Proceed for approx 0.5 miles and turn left down a single lane track immediately before Maenllwyd. Continue down this track and the property is on your right hand side.

Description

2 acre smallholding set in the popular village of Rhostrehwfa enjoying open countryside and mountain views. The property briefly comprises a 2 bedroom house with attached 1 bedroom annexe.

The property is in need of upgrading but offers immense potential to create your dream home.

Entrance Door to Sun Porch
30'2" x 5'0" (9.19m x 1.52m)

Door to:

Hallway

Staircase to First Floor.

Kitchen

15'7" x 11'8" (4.75m x 3.56m)
Radiator, Boulter Camray boiler. Stainless steel sink unit.

Rear Porch

4'11" x 4'0" (1.50m x 1.22m)

Larder/Store Room

4'1" x 6'0" (1.24m x 1.83m)

Bathroom

8'1" x 6'9" (2.46m x 2.06m)
W.C, bath and wash hand basin. Timber built store.

Lounge

10'7" x 14'1" (3.23m x 4.29m)

Radiator.

First Floor

Bedroom 1

15'0" x 10'8" (4.57m x 3.25m)

Radiator.

Bedroom 2

9'10" max x 12'4" (3.00m max x 3.76m)

Lounge

15'7" x 11'8" (4.75m x 3.56m)
Stone surround open fireplace. Radiator. Patio door and side window.

Adjoining Annexe

Front door leading to:-

Hallway

Staircase to first floor. Radiator.

Kitchen/Diner

8'11" x 11'3" (2.72m x 3.43m)
Stainless steel single drainer unit. Stone inglenook.

Shower Room

9'3" x 4'5" (2.82m x 1.35m)
Shower cubicle, wash basin and W.C.

Bedroom

10'6" x 6'5" (3.20m x 1.96m)

First Floor

Lounge

13'10" x 15'10" (4.22m x 4.83m)
Slate surround open fireplace. Airing cupboard with hot water cylinder.

Outside

To the outside of the property is a sink shed and block building.

The property is set in approximately 2 acres in total.

Services

We are informed by the seller that this property benefits from mains water, private drainage and oil central heating.

Plan

The plan is for identification purposes only, not to scale.

Tenure

We have been informed by the vendor (the seller) this property is Freehold with vacant possession upon completion of the sale. Once vendors solicitors are instructed (normally when a sale has been agreed), the vendors solicitor should confirm details of title.

Council Tax

We understand from our verbal enquires to the local authority that the property is in Band "D". The amount payable for 2017/2018 is approx £1,471.32.

Buying at Auction

Buyers are required to make their own investigations to satisfy themselves as to the condition of their purchase. Buyers intending to bid at auction are strongly advised to consult a legal adviser for independent advice on legal documentation and to make any pre-contract enquiries prior to bidding. Successful buyers are advised that the contract is binding on the fall of the gavel.

Proof of Identity

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To comply with money laundering regulations all successful bidders are required to provide photographic identification and proof of address when signing the Memorandum of Sale. Acceptable photographic identification

Current passport or UK driving licence, Acceptable proof of address, Original utility bill, Building society or bank statement

Credit card statement. Any other form issued within the last 3 months that provides evidence of residency at the correspondence address.

Deposit

Deposits are to be paid on the Fall of the Hammer to either the attending acting solicitor or Morgan Evans & Co Ltd.

Prior to auction, buyers should verify auction payment methods acceptable to attending solicitors. Payment made to Morgan Evans & Co Ltd can be made by any of the following methods;

Debit card or Bankers Draft

Personal Cheque (subject to prior arrangement).

Administration Charge

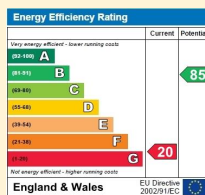
In addition to the 10% deposit payable, an administration fee of £800.00 plus VAT (£960.00) is payable at the same time as the contractual deposit on each lot purchased.

Registration & Legal Pack

The Legal Pack will be available to download from our website approximately 3 weeks prior to auction. A copy of the registration form can be found within the Legal Pack or contact the office for a form. Please bring the form with you on the day of Auction or alternatively register at the venue.



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Evans*



We strive to make property particulars as accurate as possible, interested parties should make their own investigations before finalising their offer to purchase. We have not tested any appliances, equipment, fixtures, fittings or services and cannot verify their working order. Solicitors should confirm that moveable items described in sales particulars are, in fact, included in the sale. Measurements used in this brochure may be approximate. If intending purchasers need accurate measurements, we recommend a final inspection prior to exchange of contracts. Where plans appear, please note that they are for identification purposes only and may not be to scale.



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