

Tom Parry



Ty Criccieth Porthmadog Road, Criccieth, LL52 0HQ

Auction Guide £70,000

- For Sale by Modern Method of Online Auction - Reservation Fee applies - Auction end date to be confirmed
 - Popular Seaside Location
 - Modern Fitted Interior
 - Walking distance of High Street
 - Allocated Parking and Communal Gardens
- This property is for sale by the North West Property Auction powered by IAM-Sold Ltd



BUYER NOTES

For sale by Modern Method of Auction; Starting Bid Price £70,000 plus Reservation Fee. This property is for sale by "Merseyside & Cheshire North Wales Property Auction "powered by iam-sold Ltd"

AUCTIONEERS COMMENTS

Auctioneer Comments This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc. VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change. TO VIEW OR MAKE A BID contact Tom Parry Estate Agents Porthmadog on 01766 512505 or visit www.tomparryestateagents.co.uk

FIRST FLOOR

Entrance Hall

with electric panel radiator

Bathroom

with 3 piece suite comprising low level w.c., pedestal wash hand basin, panelled bath with glazed shower screen and 'Triton T80' electric shower unit, heated towel rail/radiator, wall mounted fan heater, extractor fan

Bedroom 1 4.05m x 2.77m

with original features including exposed stone wall and arched windows, electric panel radiator

Bedroom 2 4.29m x 2.48m

with original features including exposed stone wall and arched windows, electric panel radiator

SECOND FLOOR

Landing

with built-in cylinder cupboard with pre-lagged fornic tank and twin immersion

Lounge/Dining Room 5.20m x 4.66m

with open vaulted ceiling, 'Velux' roof light, intercom

Kitchen 3.55m x 2.37m

fitted with range of modern high gloss finish wall and base units with work surfaces, including stainless steel sink with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine/dryer, built-in electric oven with 4 ring hob and extractor hood over, tiled surrounds, 'Velux' roof light

OUTSIDE

Allocated Parking and landscaped communal garden

SERVICES

Mains Water, Drainage and Electricity

Maintenance Charges: to be confirmed

Occupancy Restrictions - A S106 Local Occupancy & Affordable Housing Restriction apply.



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.



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