

BOBPARRY

PENMACHNO
OFFERS IN THE REGION OF £85,000
REFERENCE: 12411



- ONE BEDROOM COTTAGE
- CHARACTER COTTAGE
- DOUBLE GLAZING

- SMALL REAR YARD
- VIEWING ESSENTIAL
- EPC RATING D59

DIRECTIONS

From Llanrwst head south on the A470 towards Betws Y Coed. At the Waterloo bridge turn left onto the A5 and follow the road up turning right at the Conwy Falls signposted "Penmachno". On entering the village turn left at the of Machno Inn pub and the property is in the terrace on the left hand side.

In Brief

For sale by Modern Method of Auction; Starting Bid Price £85,000 plus Reservation Fee. Main description here. This property is for sale by Merseyside & Cheshire North Wales Property Auction powered by iam-sold Ltd

Open plan lounge/kitchen 5.39m x 3.34m (17'8" x 10'11")

Feature fireplace with multi fuel burner. Exposed ceiling beams. Timber stable front door. Stairs to first floor.

Kitchen Area

With fitted base units having complimentary work surfaces and tiled splash backs. circular stainless steel sink and drainer with mixer tap. Built in electric oven and hob. Space for a fridge. Stable door to rear yard. Tiled floor. Space for a small table and chairs.

First Floor Landing

Shower Room

Shower cubicle with electric shower. Low level WC. Pedestal wash hand basin. Extractor fan.

Bedroom 3.74m x 3.33m (12'3" x 10'11")

Night storage heater. Built in storage cupboard housing the hot water cylinder.

OUTSIDE

Small enclosed yard and stone built storage shed.

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 Bob Parry Estate Agents on 01492640415 or visit www.bobparry.co.uk

Tenure

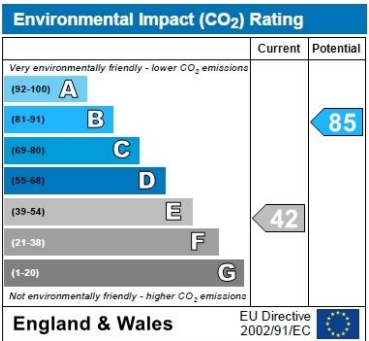
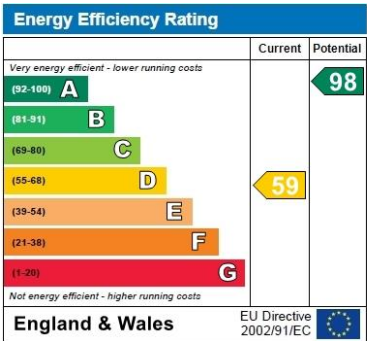
The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in TBC.
Information from www.voa.gov.uk

Viewing Arrangements

Please contact our Llanrwst office on: 01492 640415 or email us at llanrwst@bobparry.info



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