

For Sale by Informal Tender



Isgoed, Llanberis Road, Rhosbodrual, LL55 2BS

Guide Price £100,000

FOR SALE BY FORMAL TENDER

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A quaint detached lodge situated on the outskirts of the market town of Caernarfon. The property is in need of renovation but offers excellent potential.

Available for Sale by Formal Tender by 12 noon on Thursday 4th February 2021. Tenders to be marked Private and confidential "Isgoed Formal Tender" and sent to Morgan Evans & Co Ltd, 28-30 Church Street, Llangefni, Anglesey, LL77 7DU.



Directions

From Caernarfon, take the Llanberis Road A4086 passing the Crown Court and the row of houses. The property can be found on your left hand side on the corner before the Rhosbodruall sign.

Location

The village of Rhosbodruall is within east travelling distance of the schools, leisure facilities, GP surgery and the town of Caernarfon offers a diverse range of large and small shops.

Description

A 3 storey lodge in need of renovation but offering excellent potential to be a spacious family home.

Accommodation

Front Entrance Door

Entrance reception Area

First Floor

Lounge

10'4" x 12'5" (3.15m x 3.78m)

Living Room

10'1" x 8'6" (3.07m x 2.59m)

Staircase Down to Ground Floor

Porch area and Rear Access

Kitchen

9'2" x 6'8" (2.79m x 2.03m)

Reception Room

12'4" x 11'9" (3.76m x 3.58m)

Second Floor

Bathroom

6'2" x 5'3" (1.88m x 1.60m)

W.C

6'2" x 3'0" (1.88m x 0.91m)

Bedroom 1

9'1" x 9'1" (2.77m x 2.77m)

Bedroom 2

12'3" x 10'0" (3.73m x 3.05m)

Outside

There is a garden area to the rear of the property with an enclosed area to the front. Please note there is NO parking with the property.

Services

We are informed by the vendors that this property benefits from Mains electricity, water and drainage. No services, appliances or central heating (if any) have been tested by Morgan Evans and Company Limited.

Rights of Way & Easements

The property is offered for sale subject to and with the benefit of all rights, either public or private, wayleaves, easements or other rights, whether specifically referred to or not.

Council Tax

We understand from our verbal enquiries to the local authority that the property is in Band "E" and the amount payable for 2020/2021 is approx £2,171.56.

Tenure

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

Viewing

Strictly by appointment. Video Viewing available.

Buying at Tender

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

Proof of Identity

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:- 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.

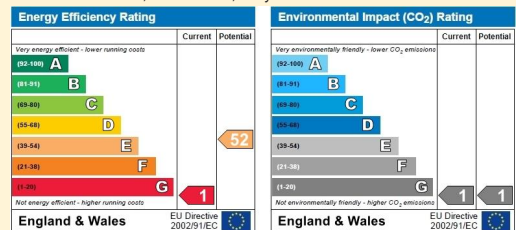
Deposit

Deposits are to be paid via cheque made payable to the solicitors.

Payment made to Morgan Evans & Co Ltd for the Admin Fee can be made by any of the following methods; Debit card, BACS/Direct transfer, Bankers Draft.

Solicitors

Pritchard Jones Lane Solicitors, Caernarfon, Gwynedd.



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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