

Tom Parry

13, Dora Street, Porthmadog, LL49 9AF

Auction Guide £145,000

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Our Ref: P1493

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Kitchen
with a range of wall and base units with worktop over; washing machine; dishwasher; under counter fridge and freezer; double oven gas hob with extractor; wall mounted 'Ideal' boiler; laminate flooring; hatch to dining area

Dining area
with railing overlooking lounge area; far reaching views; radiator; under stairs cupboard; laminate flooring

Living room
with sliding patio doors with far reaching views towards Cnicht the Moelwynion Mountain Range and over Porthmadog; gas fire set in slate and timber surround; laminate flooring; radiator

FIRST FLOOR

Bedroom 1
with large picture window with far reaching far reaching views towards Cnicht the Moelwynion Mountain Range and over Porthmadog; carpet; access to roof space;

En-Suite WC
with low level WC; pedestal wash basin; part tiled walls; laminate flooring

Bedroom 2
with laminate flooring; radiator

Bathroom
with panelled bath with shower over the bath; low level WC; pedestal wash basin; tile effect laminate flooring; radiator

SECOND FLOOR

Landing
with 'Velux' roof light; large eaves storage cupboard

Bedroom 3
with large dormer window with views towards Cnicht and over Porthmadog; exposed floor boards; 'Velux' window at rear; radiator

EXTERNALLY
The property occupies a roadside position at the front.

At the rear there is a terraced patio with mature shrubs, enjoying stunning views and a gate to a rear access lane.

SERVICES
All mains services

MATERIAL INFORMATION
Tenure: Freehold

Council Tax: Band B

On road parking.

FOR SALE BY MODERN METHOD OF AUCTION.



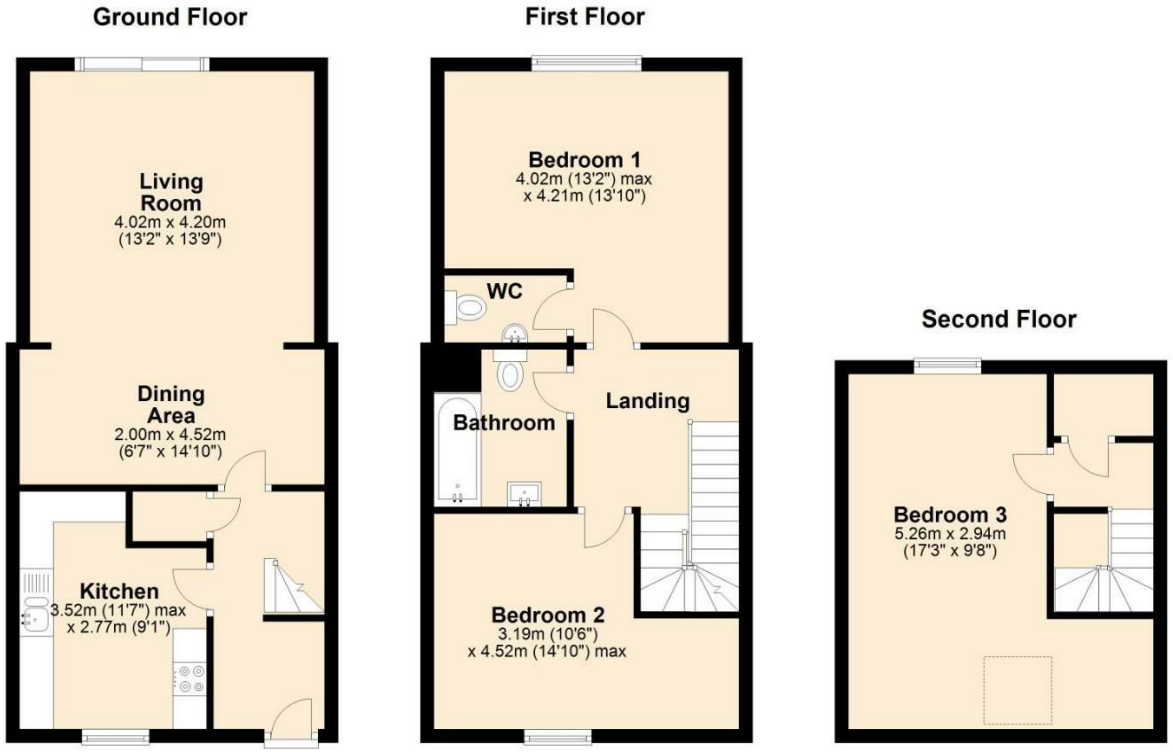






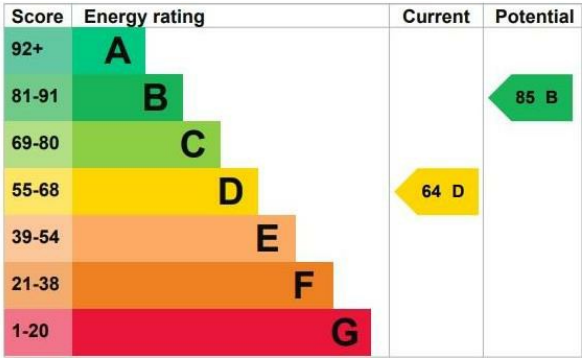






Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arrising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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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.

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