



Vron Siriol Allt Cichle Llandegfan LL59 5TA
Freehold Cottage
Auction Starting Price £170,000

- Cottage In Sought After Location On Outskirts Of Menai Bridge & Llandegfan
- 2 Bedrooms/1 Bathroom/1 Reception
- Property Requires Modernisation Throughout
- Planning Permission (Ref HHP/2020/182) For Alterations & Extensions (See PDF Documents In Brochure & Online)
- *****FOR SALE BY ONLINE AUCTION. ***** Starting Bid £170,000 Terms and conditions Apply. Immediate 'Exchange Of Contracts' Available
- Surrounded By Established Gardens & Off-Road Parking
- Includes A Separate Small Parcel Of Land (See Plans)
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Secondary Dual Fuel

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

*****FOR SALE BY ONLINE AUCTION. ***** Starting Bid £170,000 Terms and conditions Apply.

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000.... This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A Semi-Detached Cottage Located On Allt Cichle Hill Just Outside The Town Of Menai Bridge & The Edge Of The Village Of Llandegfan. The Cottage Requires Extensive Modernisation Throughout & Benefits From Planning Permission (Ref HHP/2020/182) For Alterations & Extensions (See PDF Documents In Brochure & Online). The Cottage Is Surrounded By Established Gardens & Once Landscaped Will Offer Glimpses Of The Bridge Along With Off Road Parking.

The current accommodation briefly comprises veranda with front door leading into living room with multi fuel stove & window to front aspect with doors leading off into bedroom 1 and bedroom 2 with windows to front aspect, kitchen with original built in fireplace & stove and door leading to rear garden, window to rear aspect and door into inner hallway with built in cupboard and door off into bathroom with bath, low flush wc and vanity sink cupboards, plumbing for washer and window to side aspect. Located just off the living room are stairs leading up to an attic bedroom/office.

Externally

Established mature gardens to front and rear with off road parking together with a small piece of land. A gate and path lead to the front of the cottage.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

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Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band E

Exact Location

what3words ///fidgeting.drives.handed

<https://what3words.com/ways-to-use>

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			56
		1	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/9912-2026-4208-2897-4200>

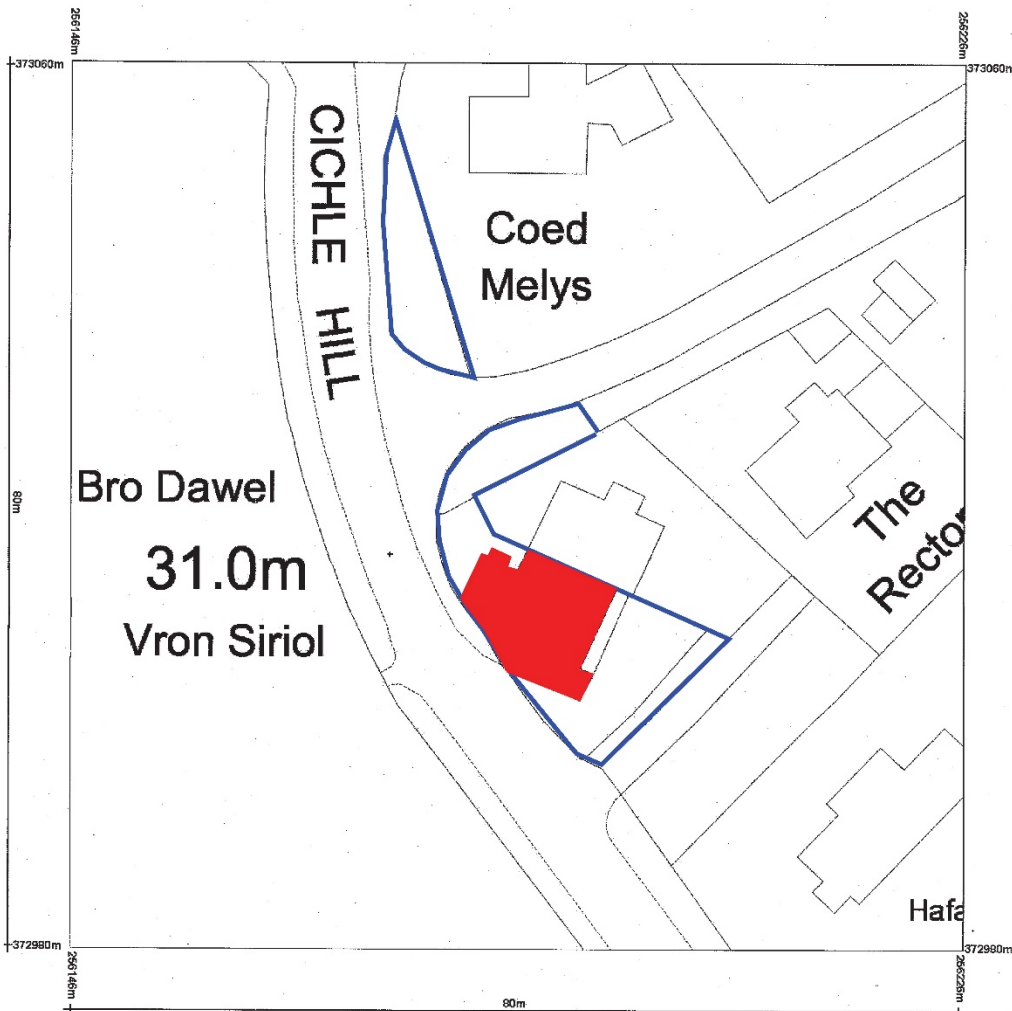
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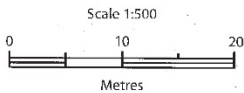


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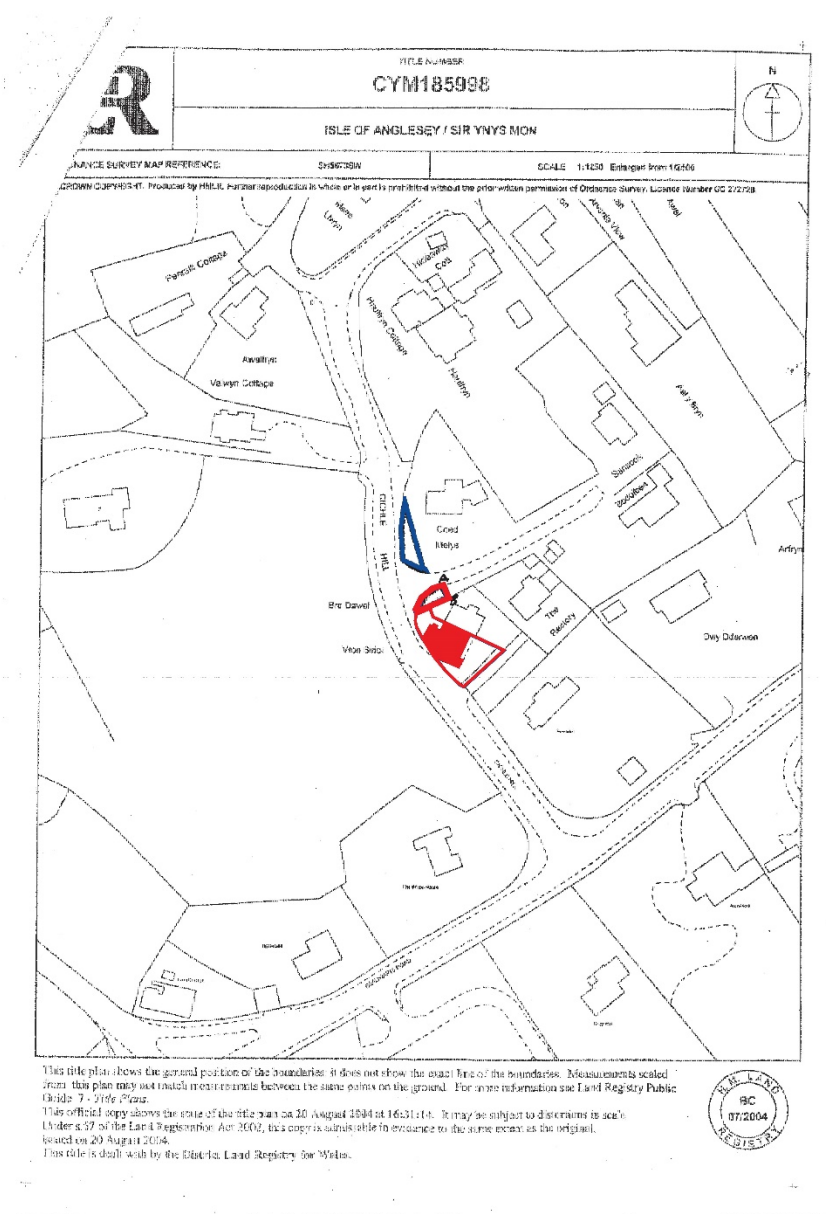
The representation of features as lines is no evidence of a property boundary.



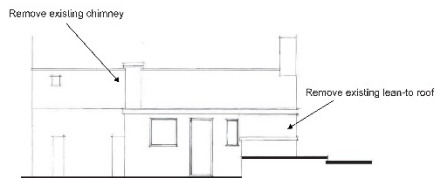
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Centre coordinates: 266188, 373020
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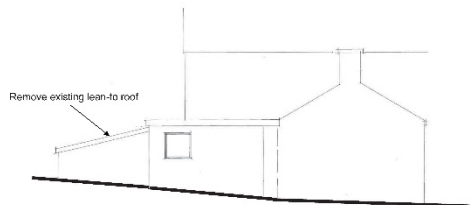




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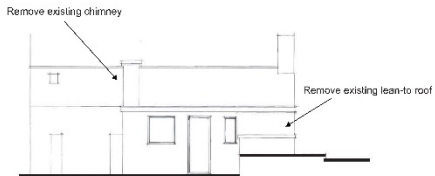
EXISTING REAR ELEVATION



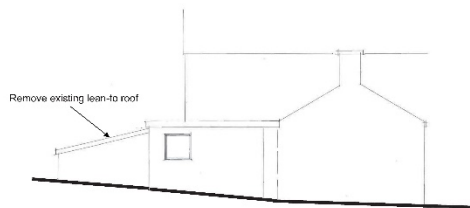
EXISTING SIDE ELEVATION

A.L.I. Building Design Ltd Glasdy, Station Road, Llanrug, Caernarfon, Gwynedd LL55 4AG
Scheme: Yron Sirlol, Cichle Hill, Llandegfan, Menai Bridge, Anglesey

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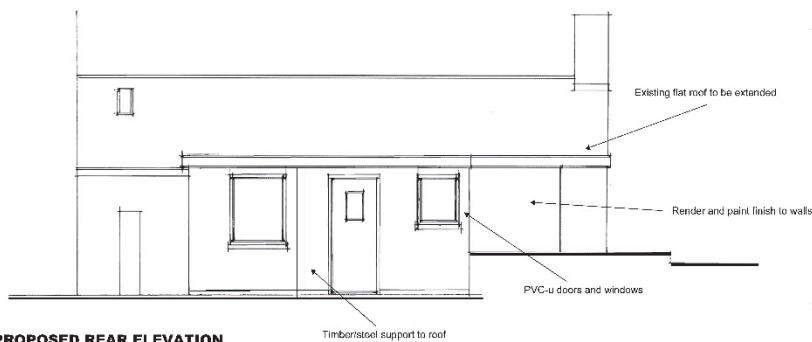
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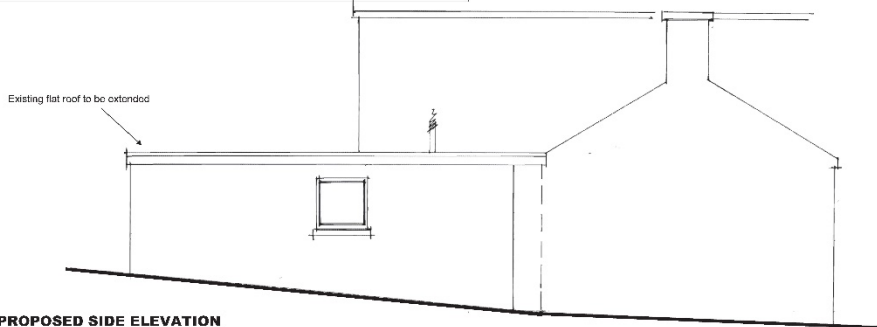
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PROPOSED REAR ELEVATION

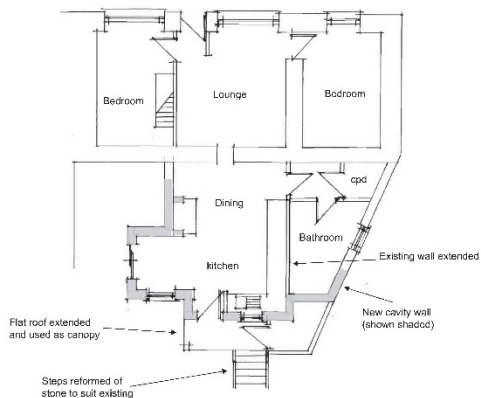
Scale 1:50

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Scheme: Yron Siriol, CichleHill, Llandegfan, Menai Bridge, Anglesey



PROPOSED SIDE ELEVATION

Scale 1:50

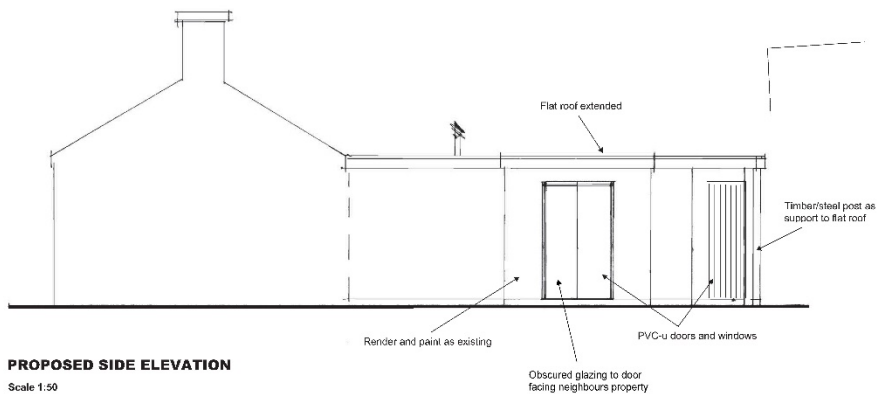


PROPOSED GROUND FLOOR

Scale 1:100

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Scale 1:50

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