



Llifon 24 Waunfawr Waunfawr Caernarfon LL55 4YY  
Freehold Semi Detached  
£140,000

- Character Stone Built End Terrace House In Central Location Within The Village
- 2/3 Bedrooms/1 Bathroom/1 Reception
- Open Plan Living/Kitchen
- Outbuildings To Rear & Low Maintenance Garden
- Close to Local Amenities
- Auction Starting Price £140,000 Immediate 'exchange of contracts' available
- Solar Panels
- Services Mains Electric, Mains Water, Drains Mains, Central Heating Air Source

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## Property Summary

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000

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 Character Stone Built Semi Detached House Ideally Placed In A Central Location Within The Village Of Waunfawr. The Property Has Been Modernised Throughout With A Contemporary Feel Whilst Retaining Its Original Feel. Also Benefits From Low Maintenance Gardens To Front & Rear With Storage Outbuildings Together With A Pleasant Outlook To The Front. With The Added Benefit Of Being Chain Free The Cottage Would Make An Ideal First Time Buy Or Investment.

The property benefits from air source central heating, solar panels and double glazing and briefly comprises front door into entrance hallway with slate tiled flooring, stairs to first floor and door leading off into a spacious open plan living/kitchen with slate tiled flooring, inset wood burning stove set on slate hearth, window to front aspect. Continuing through into the kitchen area are fitted base and wall storage cupboards including a drawer pack, stainless steel one and a half bowl sink with complementary work surfaces and tiled splashbacks, integrated dishwasher, integrated electric oven with ceramic hob and chimney style extractor over, slate tiled flooring, window to rear aspect, space under stairs for a free-standing fridge/freezer and door leading out to the rear garden and outbuildings.

The first floor comprises landing with doors leading off into bedroom 1 with window to front aspect affording a pleasant outlook, bedroom 2 with window to rear aspect, office /box room with window to front aspect affording a pleasant outlook and completing the accommodation is the main bathroom briefly comprising p shaped bath with mains shower and glass screen, low flush Wc, pedestal wash hand basin, low maintenance floor covering, complementary tiled splash backs and frosted window to rear aspect.

### Externally

Wrought iron gate to the front with stone wall boundary and space for tubs or planters. To the rear of the property is a low maintenance area with space for seating along with useful storage outbuildings and a path at the side of the house leads to the front.

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### Location

Located in the popular rural village of Waunfawr which sits at the mouth of the beautiful Nant Y Betws Valley, leading through to the lakes and mountains of the Snowdonia National Park, including Snowdon. The village has a number of local amenities including a primary school, public house, doctor's surgery and is served by a regular bus service to the main castle town of Caernarfon, some 4 miles distant. The increasingly popular Welsh Highland Railway now runs all the way from Caernarfon to Porthmadog passing to the south of the village where you will find a station pick-up point. Within 5.1-miles of the property is Caernarfon Railway Station which provides services to destinations such as Porthmadog, Beddgelert and Waunfawr. Gypsy Wood Park, Canolfan Waunfawr and Tafarn Snowdonia Parc are all less than a 15-minute drive away.

### Council Tax Band B

### Exact Location

what3words ///weep.canines.constrain

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

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.

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.

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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.

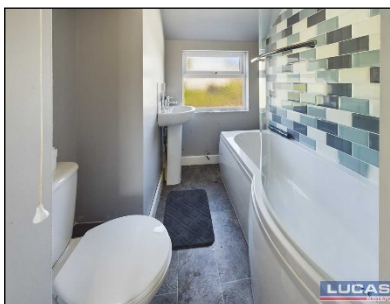
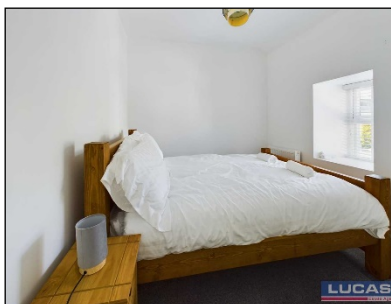
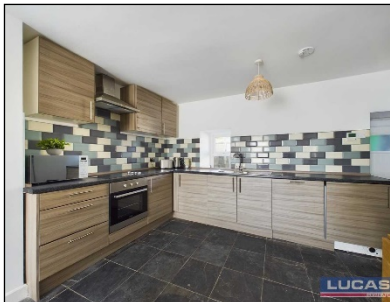
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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.

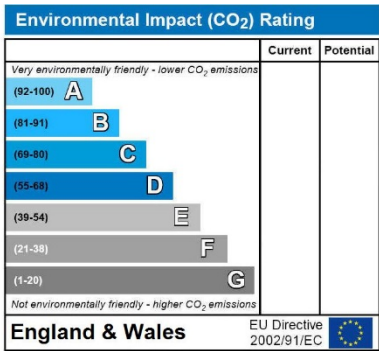
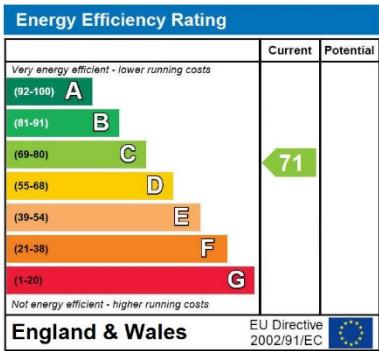
#### Note to Customers

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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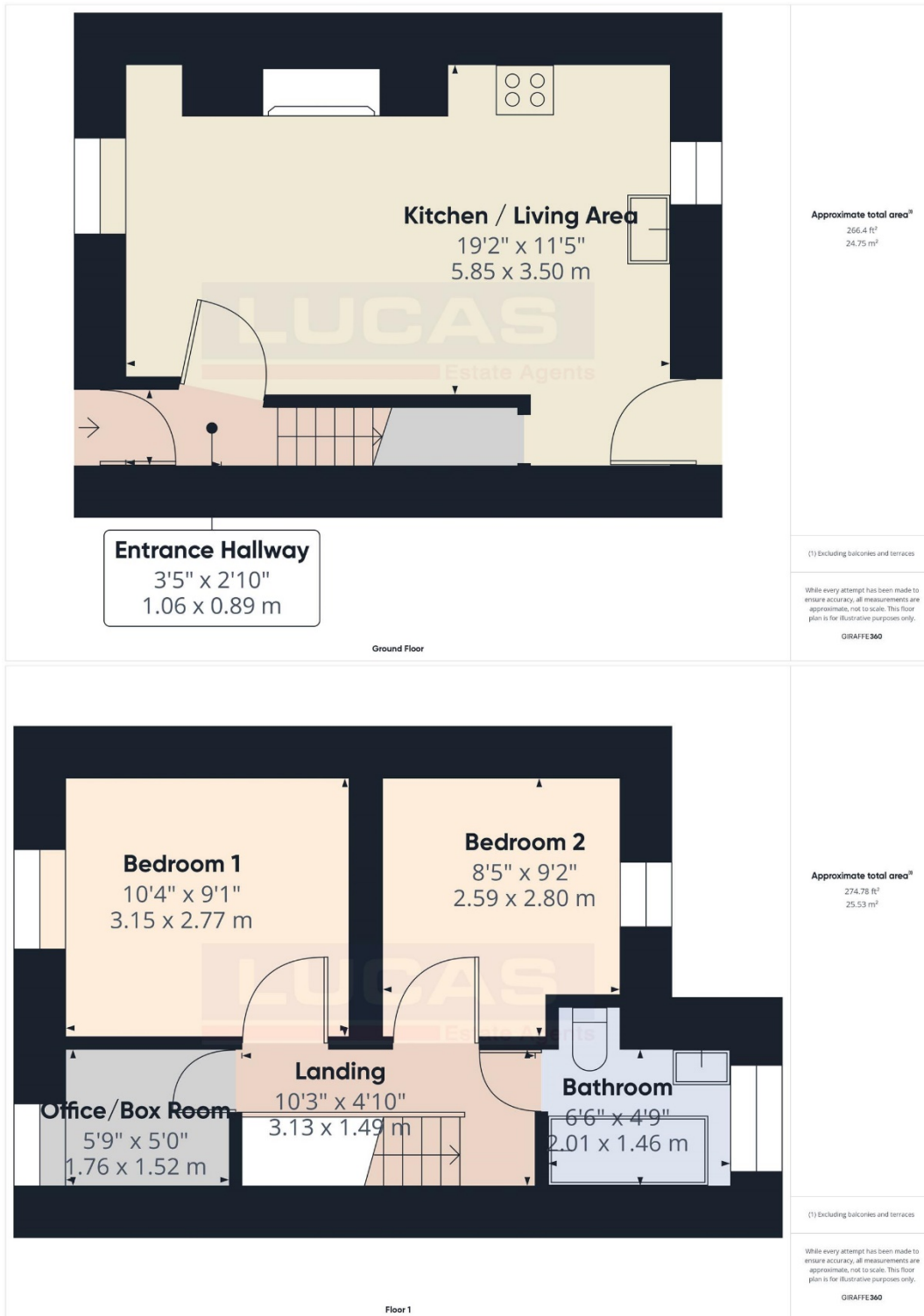


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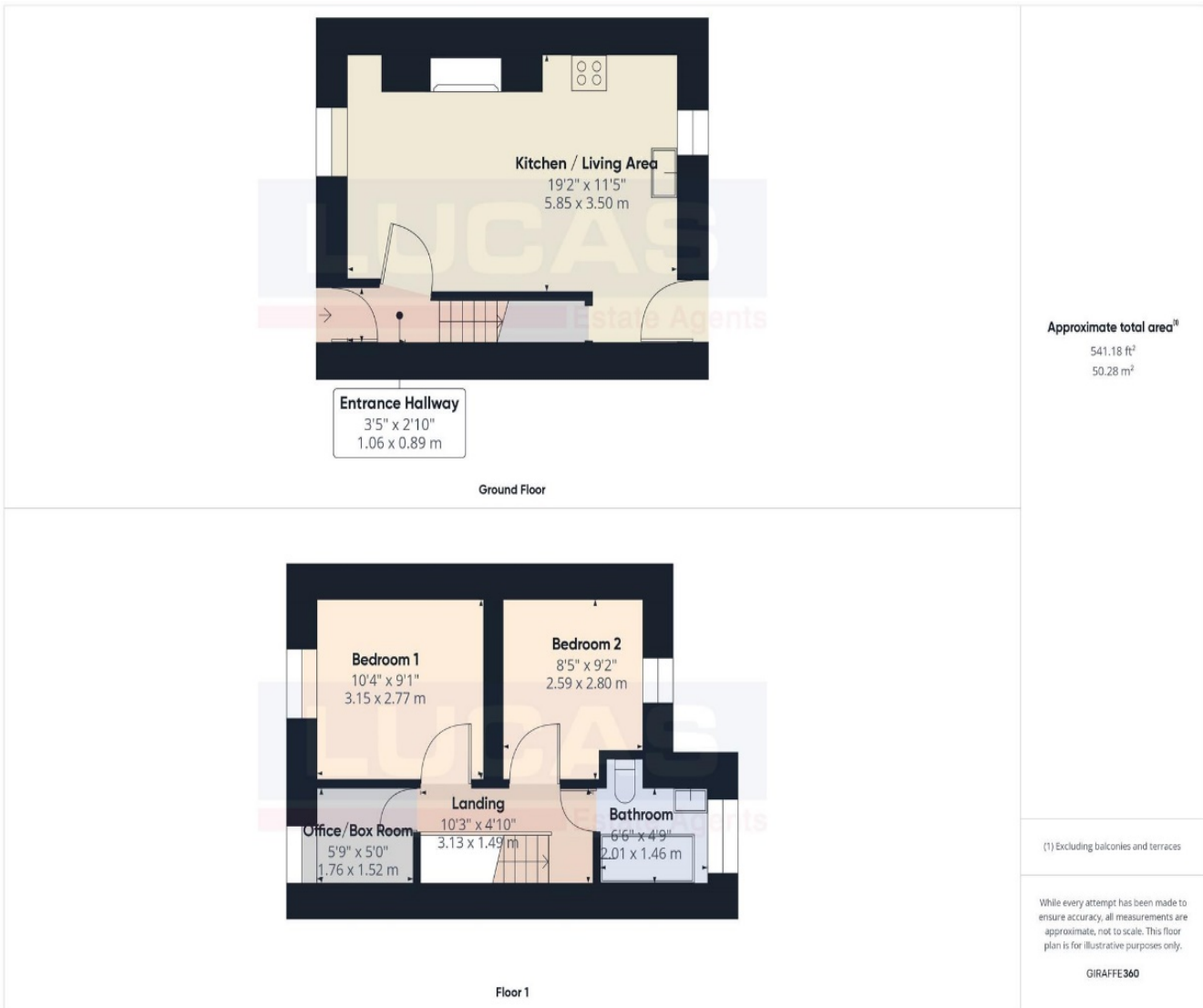


<https://find-energy-certificate.service.gov.uk/energy-certificate/0070-2221-0077-2422-5315>

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