



Gorwel 10 Glyn Afon Terrace Waunfawr Caernarfon LL55 4YY
 Freehold Mid Terrace House
 £140,000

- Character Stone Built Mid Terrace House Ideally Placed In A Central Location Within The Village Of Waunfawr
- 2 Bedrooms/1 Bathroom/1 Reception
- Ideal First Time Buy Or Investment
- Tiered Gardens To Rear With Storage Shed
- 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 Mid Terrace 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 Outbuilding Together With A Pleasant Outlook To The Front. With The Added Benefit Of Being Chain Free The House 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 porch with slate tiled flooring, two windows to side aspects and door through into hall with attractive stairs to first floor and opening leading through into a spacious open plan living/diner with slate tiled flooring, inset wood burning stove set on slate hearth, window to front aspect, useful understairs storage area and door leading off into the L shaped breakfast kitchen area with fitted base and wall storage cupboards including two drawer packs, stainless steel sink with complementary work surfaces and tiled splashbacks, integrated electric oven with ceramic hob and glass chimney style extractor over, slate tiled flooring, breakfast area with ample space for a free-standing fridge/freezer, and small table and chairs and a Velux roof light.

Further doors off the kitchen lead into a laundry/utility room with space for a free standing washer and dryer, window to rear aspect and door leading out to the rear garden area and completing the ground floor accommodation and located just off the kitchen is a door through into a spacious bathroom briefly comprising panelled bath with mains shower and glass screen, low flush Wc, vanity sink base unit, chrome heated towel rail, complementary floor and wall tiling and frosted window to rear.

The first floor comprises landing with access to loft space, stripped wooden floors and doors leading off into L shaped bedroom 1 with two window to front aspect boasting stunning views of Mynydd Mawr, attractive stripped wooden flooring, L shaped bedroom 2 with window to rear aspect and attractive stripped wooden flooring.

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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 steps leading up to the upper garden with a useful storage outbuilding.

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 ///dwell.tens.tentacles

<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.

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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.

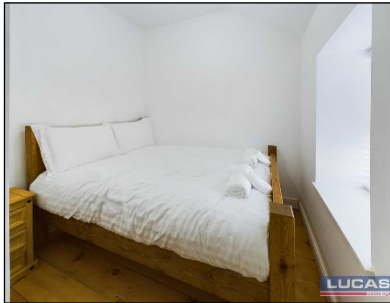
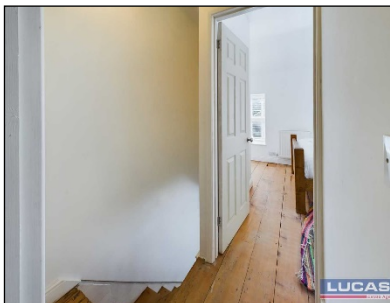
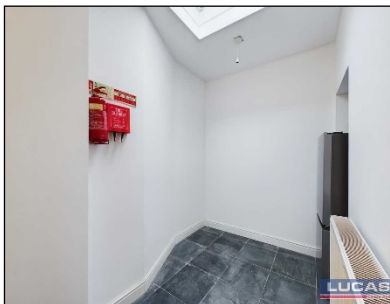
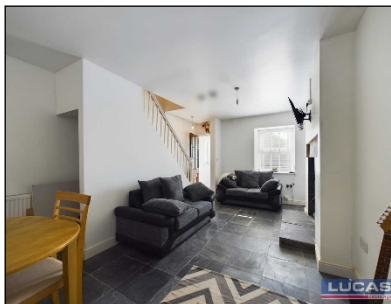
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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

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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

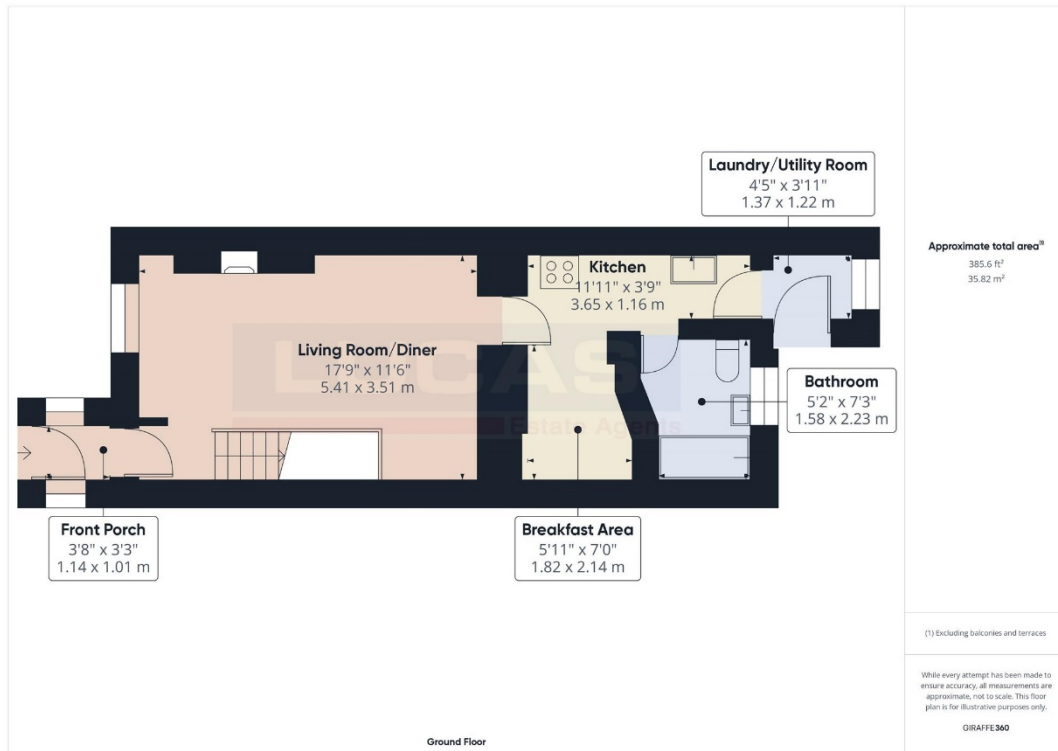


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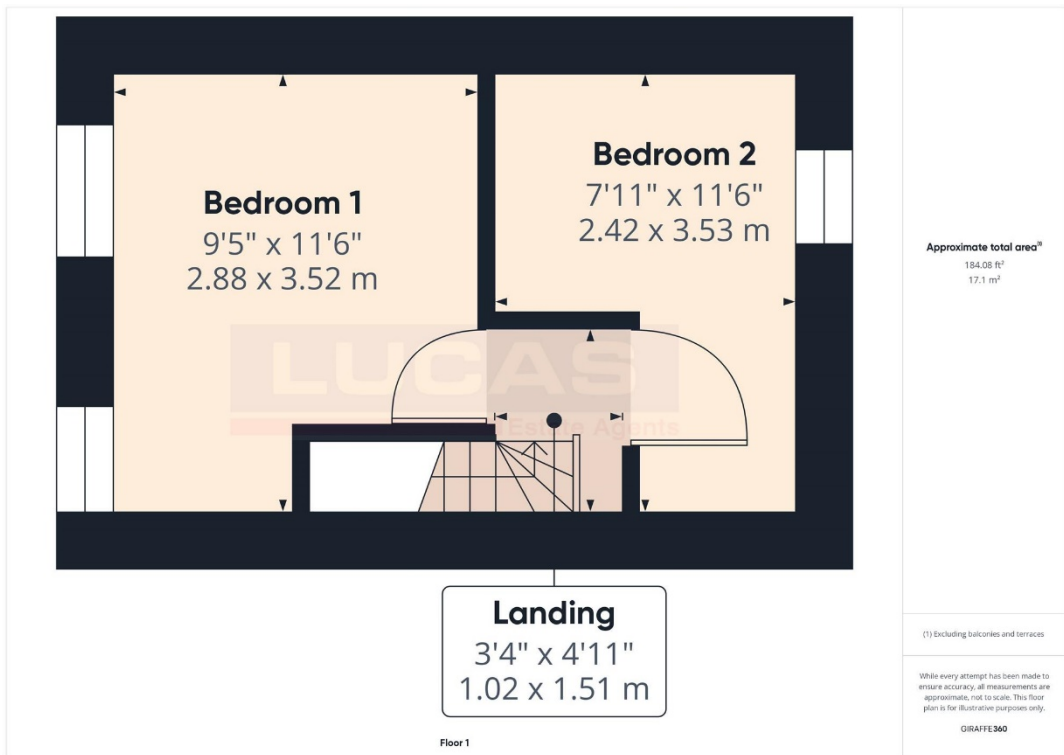
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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<https://find-energy-certificate.service.gov.uk/energy-certificate/0797-0207-2504-4932-0210>



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