



## 8 Coedwig Terrace

Penmon, Beaumaris, LL58 8SL

Auction Guide £90,000



SOLD PRIOR TO AUCTION

Guide Price £90000 to £100000 \* Plus 5% Buyers Premium + VAT

In conjunction with Town & Country Property Auctions; Contact: tel:- 0800 334 5090

For sale by unconditional online auction, registration is now open. Bidding opens on 28th May, 2026 from 17:30pm

To review the legal documents and to view the auction information visit website [www.tcpa.co.uk](http://www.tcpa.co.uk)

An inner terrace house situated in a quiet and rural area, enjoying fine views to the rear towards the Menai Strait and Snowdonia mountains. Penmon is a small hamlet about two miles to the village of Llangoed and just over 4 miles to the historic seaside town of Beaumaris. It is in an Area of Outstanding Beauty being close to local countryside walks and a short walk to the sea and Puffin Island headland.

The property is in need of modernisation, but provides a fine project in this popular area. The accommodation provides for two reception rooms, kitchen and bathroom. To the first floor are two bedrooms with fine sea views to the rear. Front fore yard and rear garden with pedestrian access.



### Entrance Hall

With coat hanging area.

### Sitting/Bedroom 3 10'1" x 8'11" (3.08 x 2.72)

Having a double glazed front aspect window, radiator.

### Living Room 12'4" x 10'4" (3.77 x 3.16)

Having a tiled fireplace surround. quarry tiled floor, staircase to the first floor with cupboard under. Double opening doors to:-

### Kitchen 8'0" x 7'10" (2.46 x 2.40)

Having a range of base and wall units in a timber finish to include a 1.5 stainless steel sink unit, electric cooker point. Wide rear aspect window and door to the rear garden.

### Bathroom 10'8" x 5'3" (3.26 x 1.61)

With an older suite in a yellow finish comprising of a panelled bath with shower over, wash basin and WC. Radiator.

### First Floor Landing

### Bedroom 1 12'5" x 9'8" (3.79 x 2.95)

With a wide aspect window giving fine sea views over the Menai Strait towards the Snowdonia mountains beyond. Cupboard with hot water cylinder.

### Bedroom 2 12'4" x 10'1" (3.78 x 3.08)

Having a built in cupboard, hatch to the roof space. Radiator.

### Outside

Small front courtyard area. Larger but untended rear garden with Store Shed and access to a rear pedestrian pathway communal to the terrace.

### Services

Mains water, drainage and electricity.

Solid Fuel central heating.

### Tenure

Freehold, and this will be confirmed by the Vendors' conveyancer.

### Auction Details

For details or clarification on the process, or should you wish to make a bid please contact Town & Country Property Auctions on 08003345090

### Legal Pack

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click the Legal Documents button at the bottom of this advert or visit [tcpa.co.uk](http://tcpa.co.uk).

### Auction Information.

To view the auction information, click the Online Bidding button by visiting [tcpa.co.uk](http://tcpa.co.uk).

UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

### Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

### Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

### Material Information

Material information will be provided within the legal pack- to download visit our website [tcpa.co.uk](http://tcpa.co.uk).

### Auctioneer Notes

The vendor reserves the right to withdraw the property for sale before the auction end date. Cash buyers or pre-approved mortgages/finance only.

### Council Tax

Band C.

### Energy Certificate

Band E.

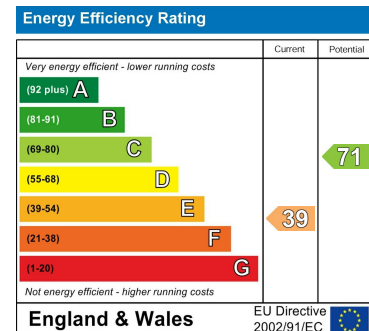
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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