

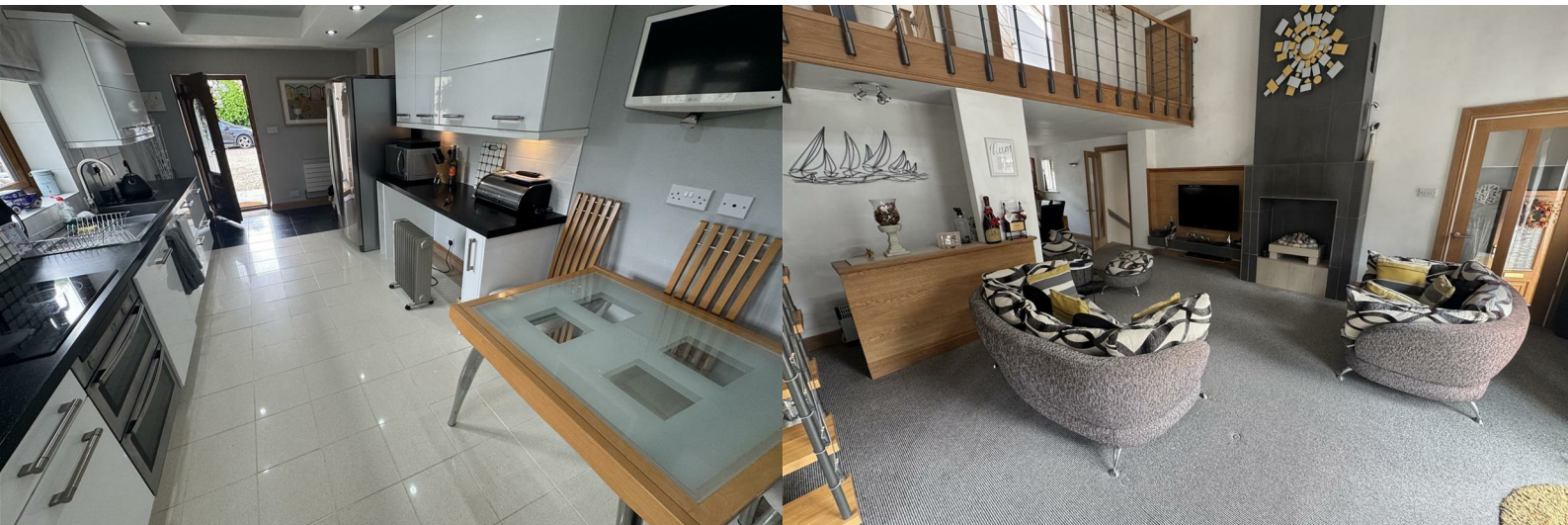
- Detached
- LPG Central Heating
- Off Road Parking
- Three Bedrooms
- Sea Views
- EPC E



## Bryna Beach Road, Porth Ceiriad

Cilan, Abersoch, LL53 7DB

Guide Price £379,000





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## Description

The property is situated in a rural setting with outstanding sea views. The property is a five minute walk to Porth Ceiriad beach. The property has private off road parking and breathtaking views. There are three bedrooms, kitchen, family bathroom, lounge and en-suite. Good size wrap around garden. Viewing highly recommend. EPC E

## Porch

8'2" x 4'11" (2.5 x 1.5)

## Kitchen

9'6" x 19'8" (2.9 x 6)

With a wide range of fitted wall and base units having complimentary work surfaces and tiled splash backs. 1.5 bowl sink with mixer tap. Built in cooker and hob with overhead stainless steel extractor hood and splash back. Tiled flooring. Washing machine point.

## Inner Hall

## Bathroom

Bath with overhead shower and splash screen. Wash hand basin. Low level WC. Heated towel rail. Extractor fan. Radiator.

## Lounge

18'4" x 18'4" (5.6 x 5.6)

Carpeted. Slate fireplace with gas fire. UPVC window. Radiator. Stairs leading to first floor.

## Dining Area

8'10" x 13'1" (2.7 x 4)

UPVC window. Radiator. Door leading to Bedroom One.

## Bedroom One/Study

8'6" x 12'9" (2.6 x 3.9)

Radiator. UPVC double glazing. Carpeted.

## First Floor Landing

## Bedroom Two

8'6" x 12'9" (2.6 x 3.9)

Radiator. UPVC double glazing and Juliette door. Carpeted.

## Bedroom Three and En-suite

9'2" x 12'9" (2.8 x 3.9)

Radiator. UPVC double glazing. Carpeted. Electric shower and cubicle. Low level WC. Wash hand basin.

## Plant Room and Storage

9'6" x 27'10" (2.9 x 8.5)

Water system and power supplies.

## Outside

Wrap around garden. Off road parking for number of cars. Good size garden.

## More information

Auction Fees And Additional Costs:

Auction fees: The sale of each lot is subject to a RESERVATION FEE OF 4.8% of the purchase

Tel: 01766 512 666

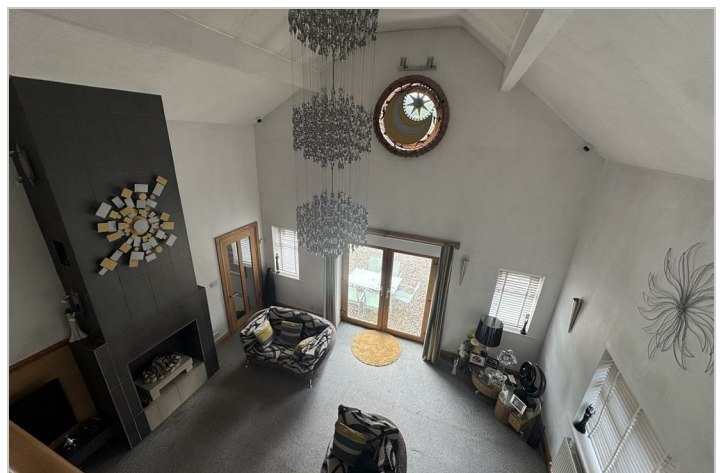
price (subject to a minimum of £6,600) including VAT unless otherwise stated. Please note, this reservation fee does not form part of the deposit or purchase price.

All purchasers will pay this fee to secure the property. These fees also cover the seller's commission and marketing costs.

The property is being sold under a conditional auction basis (sometimes called "modern auction method" which requires completion of the purchase within 56 days.

Additional costs: The purchase of the property may be subject to (but are not limited to), VAT (if applicable), reimbursement of the seller's search fees, reimbursement of seller's legal and/or sales costs, stamp duty/land transaction tax (LTT). Please check accompanying legal pack for further details.

\* Generally speaking, Guide Prices are provided as an indication of each seller's minimum expectation, i.e. 'The Reserve'. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). We expect that the Reserve price will be set at a figure no more than 10% above or below the single figure Guide'



Road Map



Hybrid Map



Terrain Map



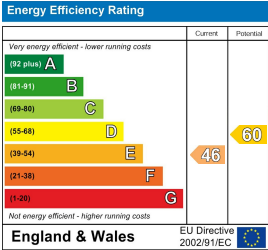
Floor Plan



Viewing

Please contact our Porthmadog Office on 01766 512 666 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.