

## 2 Coed Y Llwyn, Gellilydan, Blaenau Ffestiniog, Gwynedd LL41 4EN

\*GUIDE PRICE: **£80,000 - £90,000** (plus fees)



### 2 Coed Y Llwyn, Gellilydan, Blaenau Ffestiniog

Offered for sale by auction is this deceptively spacious timber framed dormer bungalow providing 3 bedrooms, a 25' Living/Dining Room and a good sized garden to the rear. Perfect for those who want a base to explore the West Coast of Wales.

#### LOCATION

Situated in the desirable location of Gellilydan, in the heart of the Snowdonia National Park, the property is perfectly situated for swift access onto the A470 and A487 providing access to Blaenau Ffestiniog, Porthmadog, Caernarfon and Betws-y-Coed.

#### Description:

##### GROUND FLOOR:

Entrance Hall  
Living/Dining Room  
25' 0" x 10' 0" (7.6m x 3.0m)  
Breakfast Kitchen  
12' x 9' (3.7m x 2.7m)  
Bedroom 1  
10' 0" x 8' 7" (3m x 2.6m)  
Shower Room  
7' 11" x 6' 8" (2.4m x 2m)

##### FIRST FLOOR:

Landing  
Bedroom 2  
15' 0" x 12' 11" (4.6m x 3.9m)

Bedroom 3  
15' 0" x 8' 7" (4.6m x 2.6m)

#### EXTERIOR:

The property is approached to the front over a concrete path leading to the storm porch on the front elevation. The concrete path leads round to the side of the property where a patio area can be found bordered by a small parcel of lawn with an outside tap.

A pedestrian gate leads round to the rear of the property where the principal garden can be found. Predominately laid to lawn the garden is of generous size and incorporates a paved patio area to the immediate rear elevation and a wooden garden shed all enclosed by wooden panel fencing and brick wall providing privacy and security.

Communal parking can be found opposite the property.

#### SERVICES:

Mains water, drainage and electricity connected. Oil fired central heating system.

#### SALE CONTRACT AND CONDITIONS:

Available for 14 days prior to the Auction on our website: [www.auctionhouse.co.uk/cheshire](http://www.auctionhouse.co.uk/cheshire).



**Tenure:** Freehold  
**Local Authority:** Gwynedd County Council  
**Solicitors:** Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Rebekah West.  
**Viewing:** 17th July 11:00 – 11:45. 26th July 16:00 – 16:45. 5th August 11:00 – 11:45.  
**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

**Buyer's Premium:** £2200 inc VAT payable on exchange of contracts.  
**Administration Charge:** £900 inc VAT payable on exchange of contracts.  
**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.