


## 3 bed cottage to buy in LL48

Minffordd, Minffordd, Penrhyndeudraeth, Gwynedd, LL48 6HN

# £115,000 Starting Bid

x 3 x 1 x 1

Tenure

**Freehold**

On Street parking

## Property features

- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- EPC Rating E

## Key Information

- Council Tax: Band C
- EPC Rating: E
- Heating supply: Night Storage
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good


### Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson Estate Agents are pleased to present to auction this three bedroom cottage in Minffordd, Penrhyndeudraeth. This property is being sold via Secure Sale online bidding. Terms and conditions apply.

The cottage offers one reception room, three bedrooms, and a bathroom. Night storage heating is installed. On street parking is available. The property is freehold and falls within Council Tax Band C. EPC rating is 45.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: Cottage

Parking: On Street

Year built: 1900

Construction materials: Brick and block, Stone built

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Night Storage

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

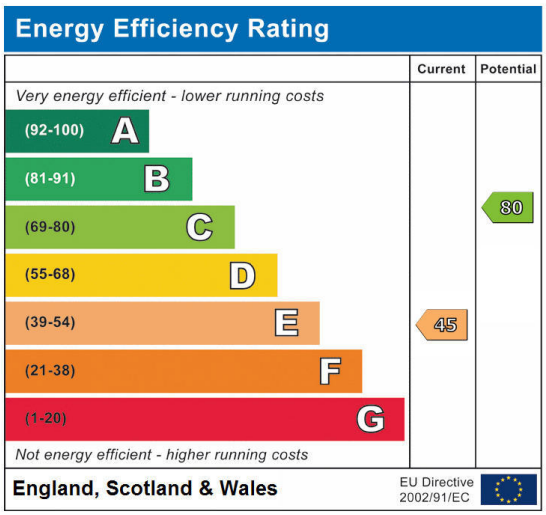
Air conditioning: No

Broadband: None

Mobile signal coverage: Good




Total area: approx. 68.2 sq. metres (734.4 sq. feet)




Minffordd, Minffordd, Penrhyndeudraeth, Gwynedd, LL48 6HN

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk**

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