



Tom Parry

Tan y Coed, 11, Cae Groes, Bala, LL23 7AQ

Offers over £300,000

Tan y Coed, 11 Cae Groes, Bala, LL23 7AQ

Tan y Coed is a well-situated and unique, family home on the outskirts of Bala. It enjoys an elevated position above Bala, with clear views of the town and beyond, towards the Berwyn Mountain Range. The rear view from the house is to open farmland. The surroundings are quiet but very accessible, only 5 minutes on foot to the bustling town of Bala and the shores of Llyn Tegid/Bala Lake.

The property is well maintained and has the benefit of a low maintenance, Biomass, low carbon, full central heating system (there is the option to use the Stanley Range cooker as an oil-based central heating system, or there is access to gas mains within the immediate area if preferred). The property is well insulated, with heating and lighting bills at the lower end of average. There is underfloor heating in both of the bathrooms and lower ground areas within the property. Many of the external walls benefit from additional internal insulation.

The main living area (living room, kitchen, conservatory and 3 bedrooms) all situated on the upper ground floor, with the family bathroom on the middle ground floor. The lower ground floor (bedroom, utility room and dining/living area could (subject to building control approval) be converted to a self-contained holiday let/carers/granny flat etc, with its own independent access.

Internal viewing is highly recommended.

Entrance Hall (on two levels)

with 1 radiator and stairway up to the Ground Floor accommodation, and stairway down to Lower Ground Floor.

GROUND FLOOR:

Bathroom

with bath and shower attachment, wash hand basin and wc; 2 radiators and electric under floor heating.

Living Room

23'1" x 12'0" max (7.05m x 3.66m max)
with a dual aspect; brick built fireplace housing the multi-fuel stove; engineered wood flooring.

Kitchen

11'8" x 8'5" (3.58m x 2.59m)
with double bowl sink with mixer-tap and matching wall and base cupboards with work tops; 2 ring hob; partly tiled walls; 'Stanley' oil fired range stove; glazed door out to:

Conservatory

17'6" x 7'8" (5.35m x 2.35m)
with slated flooring; wood burning stove and 1 radiator. [Planning permission in place to extend conservatory full width of house, if required].

Inner Hallway

with spacious Airing Cupboard housing a twin coiled hot water cylinder [will support solar thermal hot water system if required].

Bedroom 1

11'3" x 8'11" (3.43m x 2.74m)
with 1 radiator.

Bedroom 2

12'0" x 10'5" (3.66m x 3.20m)
with 1 radiator EN-SUITE SHOWER ROOM with shower cubicle, wash hand basin and wc; 1 radiator and electric underfloor heating.

Bedroom 3

8'5" x 7'8" (2.59m x 2.36m)
with 1 radiator.

Steps down from the Hallway to:

LOWER GROUND FLOOR:

Multi-Purpose Room currently used as Dining Room

18'3" x 11'8" (5.57m x 3.58m)
with 1 radiator; tiled flooring; under stairs store cupboard.

Utility Room

12'7" x 11'5" (3.85m x 3.50m)
housing the biomass central heating boiler; hot and cold sink unit; fitted wall cupboards; plumbing for automatic washing machine; 1 radiator; door out to rear.

Bedroom 4

11'6" x 8'4" (3.53m x 2.55m)
with 1 radiator.

OUTSIDE:

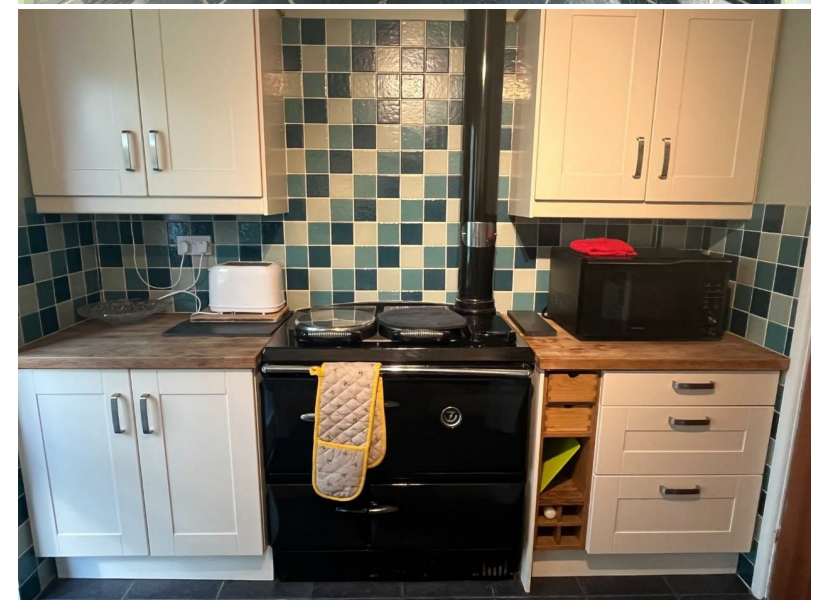
Tarmac driveway/car parking space. Lawned front garden with flower borders and wood store shed. Flagged rear patio and concreted area. Steps up to grassed garden with mature trees and shrubs. Oil storage tank.

SERVICES:

Mains water, electricity and drainage. Biomass central heating.

LOCAL AUTHORITY:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Council Tax Band: E
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	46 E	
21-38	F		
1-20	G		

