



Tom Parry

8 Castle Street, Bala, LL23 7UU
Offers in the region of £120,000

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A freehold compact end of terrace cottage situated in a convenient location a short distance from the High Street and all the town's amenities. The cottage has been modernised to present day standards and has the benefit of uPVC double glazing and gas fired central heating, and re-roofing works are currently being carried out to the kitchen extension. The cottage formerly had two bedrooms, which has since been converted into one large bedroom with walk-in wardrobe/dressing room, but it could very easily be re-instated to two bedrooms with minimal costs. To the rear is a garden area with decking area and a single detached garage with off-road car parking.

The ACCOMMODATION comprises:- [all measurements are approximate]

GROUND FLOOR:

Entrance Porch

with meter cupboard; glazed door opening to the:

Living/Dining Room

5.79m x 3.71m (19'0" x 12'2")

with exposed ceiling beams and stone chimney housing the feature cast-iron fireplace on slate hearth; TV point; tiled flooring; 1 radiator; under-stairs store cupboard; stairway up to first floor; built-in store cupboard and shelving; double glazed window.

Kitchen

2.99m x 2.45m (9'9" x 8'0")

with 1.5 bowl sink unit with mixer tap and drainer and a range of fitted wall and base units with laminated worktops and incorporating integrated under counter fridge and freezer; plumbing for automatic washing machine; gas cooker point and extractor hood; wall mounted gas fired central heating boiler; pine panelled ceiling and Velux roof window; ceiling and spot lights; 1 radiator; tiled flooring; uPVC double glazed window and glazed door out to rear garden.

Bathroom

2.49m x 1.25m (8'2" x 4'1")

with panelled bath having electric shower unit over with folding screen, pedestal wash hand basin and wc; partly tiled walls; 1 radiator and uPVC double glazed frosted window to rear.

FIRST FLOOR:

L-Shaped Bedroom (was formerly 2 Bedrooms)

3.21m max x 5.76 (10'6" max x 18'10")

dual aspect with uPVC windows to both front and rear; feature fireplace; timber flooring; access hatch to roof space; Walk-in Dressing Room with hanging wardrobe and shelving; radiator

OUTSIDE:

Side entrance gate leads to rear of house and garden

area with decking/seating area. Pathway leads to the detached single garage and off-road car parking space. Pedestrian right of way.

SERVICES:

Mains water, electricity, gas and drainage. Gas fired central heating.

TENURE:

Freehold with vacant possession.

LOCAL AUTHORITY:

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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 working ability.

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



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