



Tom Parry

1 Rhesdai'r Plas Arenig Street, Bala, LL23 7AH
Offers in the region of £149,950

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A very well appointed and immaculately presented modern townhouse, situated in a convenient location within a short walk from the High Street and all the town's amenities. It offers pleasant well-arranged accommodation, comprising of a spacious first floor open plan lounge/kitchen/dining area with door leading out to a balcony/sitting area; two bedrooms; modern fitted kitchen and bathroom as well as a conservatory which opens to the flagged rear patio garden. It also has the benefit of uPVC double glazing and gas fired central heating and has an integral single garage plus a car parking space to front.

The property is currently run as a very successful Airbnb/Holiday Let business and most of the furniture and fittings are included in the sale. Internal viewing of this property is highly recommended, in order to fully appreciate its attributes.

The ACCOMMODATION comprises:- [All measurements are approximate]

GROUND FLOOR:

Entrance Hallway

with 1 radiator and under stairs store cupboard.

Bathroom

comprising of panelled bath having boiler fed thermostatic shower unit over with shower screen, vanity wash hand basin with tiled surround and wc; partly tiled walls; 1 radiator.

Bedroom 1

3.82m x 2.90m (12'6" x 9'6")

having fitted wardrobes with overhead cupboards and chest of drawers; 1 radiator.

Conservatory

3.82m x 2.90m (12'6" x 9'6")

with tiled flooring; door out to rear and door to Garage.

FIRST FLOOR:

Open Plan Lounge/Kitchen/Diner

5.42m x 5.49 overall (l-shaped) (17'9" x 18'0" overall (l-shaped))

Lounge Area:

modern fireplace housing an electric fire; 1 radiator; TV and telephone points and broadband connection; HIVE thermostat; fitted carpet.

Kitchen Area:

comprising of hot and cold stainless steel sink and matching wall and base units with work tops; gas cooker; plumbing for automatic washing machine; partly tiled walls and tiled flooring.

Dining Area:

with fitted carpet; 1 radiator and glazed door out to the:

Balcony/Seating Area.

Bedroom 2

2.76m x 1.85m (9'0" x 6'0")

with 1 radiator.

OUTSIDE:

Flagged rear yard with personal door through to the Integral Garage with remote controlled electric roller shutter door, housing the wall mounted gas fired central heating boiler; 1 radiator; car parking space.

TENURE:

Freehold with vacant possession on completion.

LOCAL AUTHORITY:

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

RATEABLE VALUE:

Business Rates Valuation [Self catering holiday unit and premises] as from 1st April 2023 - £1,550.





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Approximate Gross Internal Area = 62.5 sq m / 672 sq ft
 Garage = 9.2 sq m / 99 sq ft
 Total = 71.7 sq m / 771 sq ft

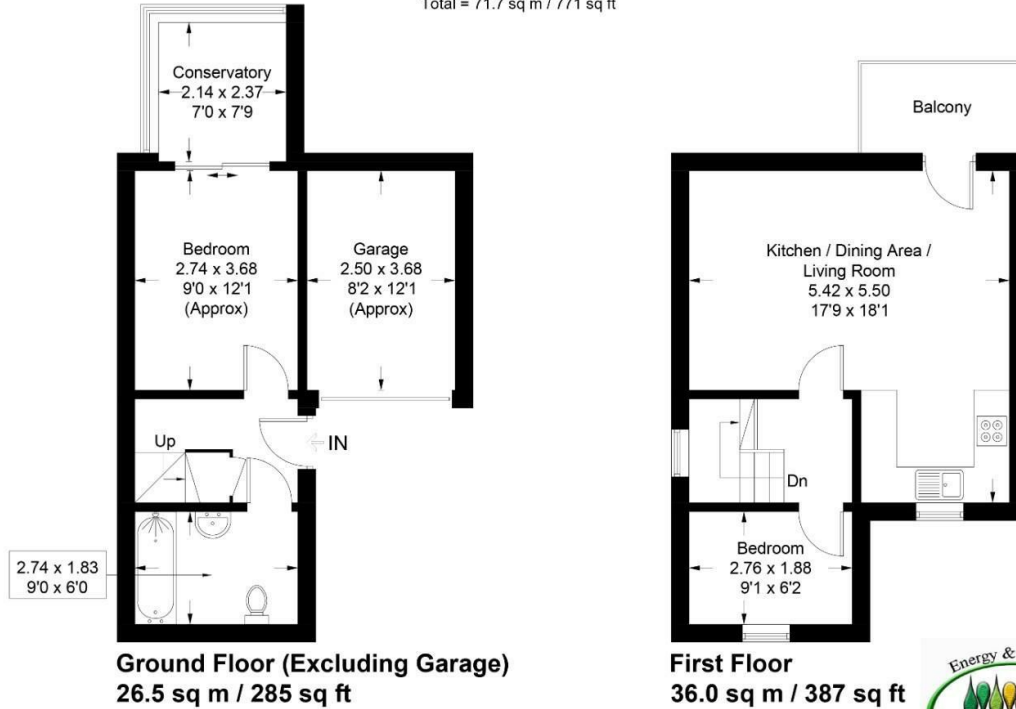


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	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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