



**Tom Parry**

Fron Deg, 14 Ffrydan Road, Bala, LL23 7RT

**£200,000**

## Fron Deg 14 Ffrydan Road, Bala, LL23 7RT

A very spacious, Grade II Listed, three storey town house of brick/stone construction, which has been modernised and upgraded to present day standards, and having the benefit of gas fired central heating and double glazed windows. It is situated within easy walking distance of all the town's amenities, and enjoys an open aspect to the front, and is an ideal family residence.

**Our Ref:- B790**

### ACCOMMODATION

The accommodation comprises the following. All measurements are approximate.

### GROUND FLOOR:

#### Entrance Porch

opening into the:

#### Hallway

With quarry tiled floor

#### Living Room/Dining Room

26'4" x 11'5" into bay window (8.03m x 3.48m into bay window)

Dual aspect with fitted shelving in alcove; 1 radiator, laminated flooring and under stair store area.

#### Kitchen

7'10" x 6'11" (2.39m x 2.13m )

with hot and cold stainless steel sink and work tops; Integrated Zanuzzi oven with hob, plumbing for automatic washing machine and dishwasher; partly tiled walls' with wall mounted gas fired central heating boiler; tiled floor; door out.

### FIRST FLOOR:

#### Landing

1 radiator

#### Lounge

15'3" x 15'7" into bay window. (4.65m x 4.76m into bay window.)

coal effect mains gas fire; 2 radiators.

#### Bedroom 1

12'9" x 8'10" (3.90m x 2.70m )

with 1 radiator

#### Bathroom

with corner bath, shower cubicle, wash hand basin and wc; heated towel rail; fully tiled walls.

### SECOND FLOOR:

#### Bedroom 2

15'3" x 13'6" (4.66m x 4.14m)

with 1 radiator

#### Bedroom 3

13'4" x 9'1" (4.08m x 2.78m)

with vanity unit; 1 radiator.

#### Bedroom 4

7'10" x 6'10" (2.40m x 2.09m)

#### Attic Room

14'3" x 10'6" (4.35m x 3.22m)

with eaves storage space; Velux window; exposed beam; fully insulated roof.

### OUTSIDE:

Covered timber decking with seating area. Access to a rear service lane. Store Shed and WC.

### SERVICES:

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

### LOCAL AUTHORITY:

### MATERIAL INFORMATION

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

Council Tax - Band C

Tenure - Freehold

Street parking available.

Contents available by separate negotiation.







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

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.



Score	Energy rating	Current	Potential
92+	A	81   B	62   D
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

