



Tom Parry

10, Mawnog Fach, Bala, LL23 7YY
Offers in the region of £160,000

10 Mawnog Fach, Bala, LL23 7YY

The property occupies a favoured corner position on this popular residential estate on the periphery of the town and enjoys a pleasant open outlook to the rear. There are good sized gardens to the front and rear together with off road car parking space. There is a gas fired central heating system and windows and doors are UPVC double glazed.

Our Ref - B791

ACCOMMODATION:

The accommodation comprises of the following. All measurements are approximate.

GROUND FLOOR:

Entrance Hallway

Entrance Hallway with 1 radiator

Lounge / Living Room

15'5" x 11'10" (4.70 x 3.61)

Comprising of tiled fire place with coal effect gas fire. 1 radiator.

Kitchen

11'10" x 7'10" (3.61 x 2.41)

Hot and cold stainless steel sink, wall and base built in cupboards and partially tiled walls. Gas fire central heating boiler.

Hallway

Inner hallway with airing cupboard housing the hot water tank.

Bedroom 1

11'8" x 9'0" (3.58 x 2.76)

With 1 radiator

Bedroom 2

12'0" x 9'10" (3.68 x 3.02)

With 1 radiator

Bedroom 3

11'3" x 6'2" (3.44 x 1.89)

With 1 radiator

Bathroom

Comprising of shower cubicle, hand wash basin and wc. Partially tiled wall. 1 radiator.

OUTSIDE:

Flagged/concreted driveway/car park space. Lawned garden front and rear with a stream running along the rear boundary. Timber store shed.

SERVICES:

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

LOCAL AUTHORITY:

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

Council Tax - Band D

Tenure - Freehold

VIEWING:

By appointment only.

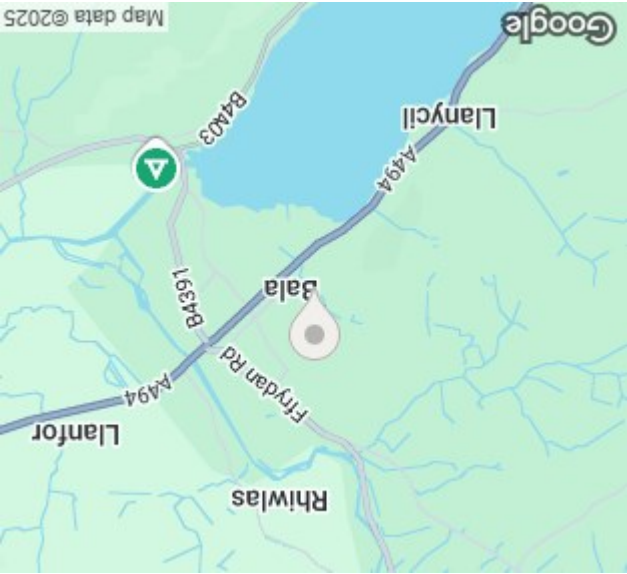






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Energy Efficiency Rating	
Potential	Current
EU Directive 2002/91/EC	
England & Wales	
Very energy efficient - lower running costs	
(92+)	
A	
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	
(39-54)	
E	
(21-38)	
F	
(1-20)	
G	
Not energy efficient - higher running costs	
87	6