



**Tom Parry**

2, Tryweryn Terrace, Bala, LL23 7NN

**£155,000**

## 2 Tryweryn Terrace, Bala, LL23 7NN

A middle of a terrace of four houses. located on the northern periphery of the town, with a pleasant open outlook to the rear. The property has undergone a comprehensive programme of modernisation and upgrading which includes a fully equipped kitchen/diner, modern bathroom suite and gas fired central heating. To the rear of the property is a pleasant decked sitting area, which enjoys an open outlook. Internal viewing is highly recommended.

The ACCOMMODATION comprises of :-

### GROUND FLOOR:

#### Open Plan Kitchen/Living Room

32'6" x 11'8" (9.91m x 3.58m)

with stable door to front; feature stone fireplace housing the multi-fuel stove; fitted kitchen with sink unit having hot and cold mixer tap; breakfast bar, base cupboards and drawers; plumbing for automatic washing machine; built-in electric oven and 5 gas ring hob with large cooker hood above; exposed ceiling beams; Airing Cupboard housing the gas fired central heating boiler; solid oak flooring and skirting boards; 2 radiators; 5 wall lights and 6 recessed downlights above kitchen area; large double glazed patio doors out to rear decking/seating area.

### FIRST FLOOR:

#### Bedroom 1

15'7" x 10'11" (4.75m x 3.35m)

with feature stone wall; solid walnut flooring and skirting boards; 2 radiators; 1 ceiling light and 2 wall lights; stable door out to a decked balcony overlooking the River Tryweryn, and having outside light; access to attic room/bedroom 2

#### Bathroom

with solid walnut flooring; shower cubicle housing the power shower with jets, vanity unit with stone wash basin and low level wc; extractor fan; 3 recessed downlights with dimmer switch; partly tiled walls and heated towel rail.

### SECOND FLOOR:

#### Attic Room / Bedroom 2

14'11" x 11'3" [limited headroom] (4.57m x 3.43m [limited headroom])

having a feature stone wall; dormer window, solid oak flooring and skirting boards; exposed timber beams and eaves storage space.

### OUTSIDE:

Rear Decking/Sitting Area with steps down to a gravelled garden area. Gated access to a pedestrian right of way.

### SERVICES:

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

### LOCAL AUTHORITY:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Council Tax: Band: 'A'  
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.

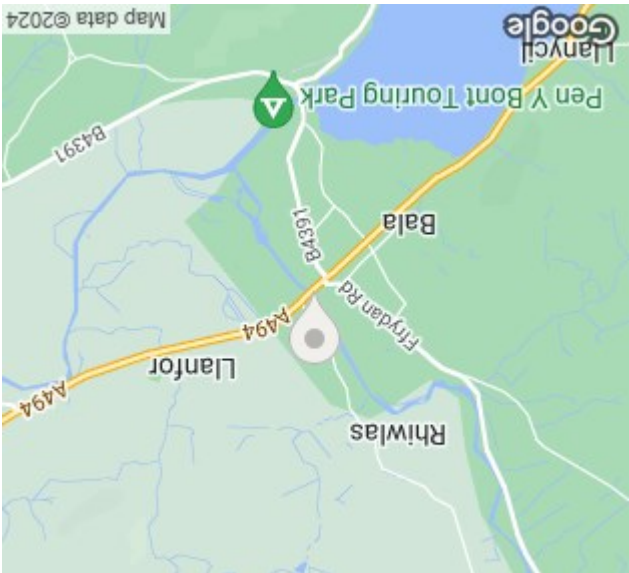
working ability.

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

| Energy Efficiency Rating |         |
|--------------------------|---------|
| Potential                | Current |
| 80                       | 64      |

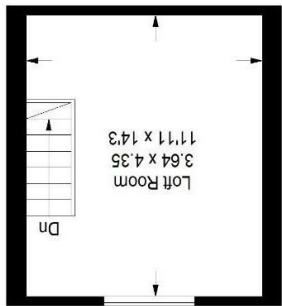
  

| England & Wales                             |           |
|---|-----------|
| EU Directive 2002/91/EC                     |           |
| Very energy efficient - lower running costs | A (92+)   |
|   | B (81-91) |
|   | C (69-80) |
|   | D (55-68) |
|   | E (39-54) |
|   | F (21-38) |
| Not energy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



## 2 Trywern Terrace Bala, Gwynedd, LL23 7NN

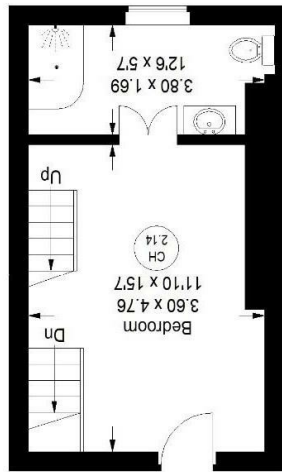
Approximate Gross Internal Area (including Loft Room)  
75.7 sq m / 814 sq ft



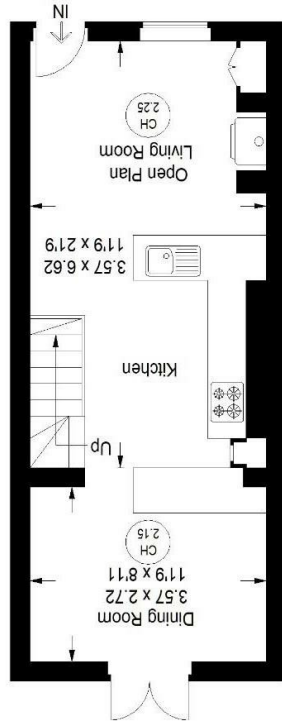
Second Floor (including Loft Room)  
15.9 sq m / 171 sq ft



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



First Floor = 24.3 sq m / 261 sq ft



Ground Floor = 35.5 sq m / 382 sq ft