



**Tom Parry**

**1, Fron Uchaf, Parc, Bala, LL23 7YS**

**Offers in the region of £225,000**

## 1 Fron Uchaf, Parc, Bala, LL23 7YS

A traditional stone built semi-detached cottage situated in a rural locality and enjoying open views of the surrounding countryside. It is approached over a private farm track road from an unclassified council maintained road to the North of the village of Parc. It has been impressively upgraded and modernised to present day standards. The property is currently run as a highly successful holiday let, with excellent occupancy and revenues - further information available on request. The market town of Bala is within 4 miles for all day to day needs. Internal viewing is strongly recommended in order to fully appreciate it's attributes.

The ACCOMMODATION comprises of:-

### GROUND FLOOR

#### Entrance Porch

with slate slab floor and a single glazed door leading into:

#### Lounge

18'3" x 12'9" (5.57 x 3.91)

with impressive inglenook stone built fireplace housing the multi fuel stove with back boiler which supplies the hot water and central heating systems, quarry tiled floor, exposed ceiling beams, 1 radiator, 2 hardwood framed windows, stairway up to first floor with under-stairs storage cupboard.

#### Kitchen

18'0" x 11'5" (5.50 x 3.48)

with single drainer stainless steel sink unit with mixer tap, a range of matching wall and base units with laminated work tops, with fridge, freezer, washing machine and tumble dryer, electric oven and ceramic hob with extractor cooker hood, partially tiled walls, tiled flooring with electric under-floor heating, exposed ceiling beams, 2 hardwood framed windows and 1 radiator.

#### Garden Room / Bedroom

14'0" x 12'0" (4.28 x 3.66)

with uPVC double glazed window and patio doors opening out to the front garden, store cupboard.

### FIRST FLOOR

#### Landing

with hardwood framed window and access to loft space.

#### Bedroom 1

18'2" x 10'9" (5.56 x 3.30)

Has an En-Suite Bathroom comprising of modern roll top bath with mixer shower hose, wc and glass wash hand basin, exposed ceiling beams, hardwood framed window and 1 radiator.

#### Bedroom 2

11'9" x 11'9" (3.60 x 3.60)

with hardwood framed window, exposed ceiling beams and 1 radiator.

#### Bathroom

with panelled bath and fitted electric shower over, pedestal wash hand basin and wc. tiled floor, hardwood framed window, partly tiled walls and wall mounted heater.

#### OUTSIDE

Lawned area to the front and ample hard-standing car parking area to the side.

#### SERVICES

Mains electricity and water. Private drainage. Solid fuel fired central heating.

#### 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

Council Tax - Currently Business Rates

Tenure - Freehold







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

Floor plan Awaited

