



Tom Parry

4A, Maes Treflyn, Bala, LL23 7YZ
Offers in the region of £285,000

4A Maes Treflyn, Bala, LL23 7YZ

4A Maes Treflyn is a modern semi detached bungalow situated in a popular residential location on the outskirts of the town. It enjoys an elevated position, with clear views of the town and beyond, towards the Berwyn Mountain Range. The surroundings are quiet but very accessible, only 5 minutes on foot to the town centre and the shores of Llyn Tegid/Bala Lake. The property is well maintained and has the benefit of under floor central heating with lounge/living room, kitchen/diner, conservatory, bathroom and 2 bedrooms. To the outside there is a private driveway and flagged patio area, lawns and timber store shed.

Our Ref:- B801

ACCOMMODATION

The accommodation comprises the following. All measurements are approximate.

GROUND FLOOR

Entrance / Hallway

with tiled flooring servicing :

Lounge / Living Room

13'7" x 12'8" (4.15 x 3.88)

With cast iron fire place housing coal effect mains gas fire. Bay window.

Kitchen / Diner

14'7" x 9'1" (4.47 x 2.78)

With hot and cold stainless steel sink, with matching wall and base units, laminated work tops. Integrated oven and hob, partially tiled walls. Cupboard housing the 'Worcester' gas central heating boiler. Door out to rear.

Conservatory

13'1" x 8'6" (4.01 x 2.6)

With tiled flooring. Double door leading out to flagged patio area.

Bedroom 1

11'8" x 9'1" (3.57 x 2.78)

With power to TV point

Bedroom 2

13'10" x 9'8" (4.23 x 2.97)

Built in wardrobe with glazed sliding door.

Bathroom

With panelled bath, shower cubicle, wash hand basin and wc, partially tiled walls.

Cloakroom / Meter cupboard

OUTSIDE

Tarmac driveway with car parking space. Flagged patio area and lawn. Rear garden area with timber store shed.

SERVICES

All mains services. Under floor 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

Off street parking

VIEWING

By appointment with the selling agent.







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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B4 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	



Floor plan Awaited