



**Tom Parry**

Yr Onnen, 12 Y Stryd Fawr, Bala, LL23 7AG

**£159,500**



## Yr Onnen 12 Y Stryd Fawr, Bala, LL23 7AG

A tastefully modernised and well presented inner terraced accommodation which is situated a short walking distance from the town centre and all amenities. It benefits of gas fired central heating, uPVC double glazed windows throughout. The accommodation benefits from a separate kitchen and dining room, living room, bathroom and two bedrooms. Rear yard with timber decking and stone built storage shed and access to rear service lane.

**Our ref:- B.802**

### ACCOMMODATION:

The accommodation comprises the following. All measurements are approximate.

### GROUND FLOOR

#### Living Room

13'11" x 11'3" (4.26 x 3.43)

With bay window, coal effect mains gas fire, built-in display cupboards and shelving either side, 1 radiator and exposed ceiling beams.

#### Dining Room

12'6" x 8'11" (3.83 x 2.74)

With exposed ceiling beams, 1 radiator and understairs store cupboard.

#### Kitchen

12'0" x 6'5" (3.66 x 1.98)

With hot and cold stainless steel sink, matching wall and base units and incorporating cooker and hood, partially tiled walls, pine panelled ceiling, panel heater, 'Worcester' combination central heating boiler and door leading out to rear.

#### Bathroom

With panelled bath and shower unit, wash hand basin and wc, fully tiled walls and heated towel rail.

### FIRST FLOOR

#### Bedroom 1

12'11" x 11'8" (3.96 x 3.58)

With 1 radiator and exposed timber flooring.

#### Bedroom 2

L-Shaped, with 1 radiator and exposed timber flooring.

### OUTSIDE

Rear yard with timber decking, stone built storage shed and access to rear service lane.

### SERVICES

Mains water, electricity 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 - B  
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

Council Tax - Band B

Tenure - Freehold

### 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

Floor plan Awaited

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

