



Tom Parry

2 Swn Y Gwynt, Llanuwchllyn, Bala, LL23 7DD

Offers in the region of £159,000

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A semi detached residence occupying a prominent position on the outskirts of the village in close proximity of the Bala Lake Railway terminus, and enjoys open views to the surrounding countryside and is within walking distance of all local amenities. The property would benefit from re-furbishing and modernization and offers ample scope in this effect. It benefits from UPVC windows and LPG heating system.

Our Ref:- B804

GROUND FLOOR:

Entrance Hallway

8'0" x 6'7" (2.44m. x 2.01)

with understairs store cupboard and personal door to garage.

Bedroom 1

13'10" x 7'3" (4.24 x 2.23)

with 1 radiator.

FIRST FLOOR:

Landing

with walk-in linen cupboard, 1 radiator

Lounge / Living Room

15'1" x 8'11" (4.6 x 2.74)

with coal effect fireplace, 1 radiator and fitted shelving in recess.

Kitchen / Diner

14'0" x 9'4" (4.29 x 2.86)

dual aspect, with hot and cold sink unit, base and wall cupboards and incorporating a hob and oven, plumbing for automatic washing machine, wall mounted gas central heating boiler, partially tiled walls and 1 radiator.

Bedroom 2

12'3" x 8'11" (3.74 x 2.74)

with Georgian style bay window, 1 radiator and door to galleried landing area.

Bathroom

comprising of panelled bath, vanity wash hand basin, wc, shower cubicle, pine panelling to dado. 1 radiator.

OUTSIDE:

Integral Garage

16'11" x 8'7" (5.18m. x 2.62m)

with up and over door.

Garden Area

Door leading out to garden area to rear with path leading to front garden. Driveway / Car parking space. Propane gas tank to front.

MATERIAL INFORMATION

Services

Mains water and electricity, septic tank drainage. The central heating system is serviced by the propane gas tank.

THE NEIGHBOURING PROPERTY ENJOYS A RIGHT OF WAY OVER PART OF THE FRONT GARDEN.

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 - Band B

Tenure - Leasehold

Viewing

by appointment only through the selling agent.



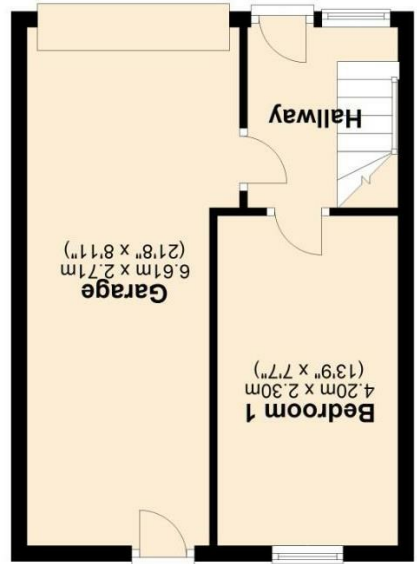




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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape. Position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

