



Tom Parry

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

Offers in the region of £149,000

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VENDOR IN PROCESS OF PURCHASING FREEHOLD WHICH WILL BE COMPLETE PRIOR TO COMPLETION OF ANY SALE

Tom Parry & Co are delighted to offer for sale this charming semi-detached house located in the picturesque village of Llanuwchllyn, near Bala Lake. This property boasts stunning views of the surrounding countryside, offering a tranquil and idyllic setting for its future owners.

The house features two bedrooms, ideal for a small family or as a holiday retreat. With one bathroom, this property would provide convenience and comfort for its residents.

One of the highlights of this property is the potential it holds. If you are someone who enjoys refurbishment projects, this house offers a fantastic opportunity to create your dream home in a rural village setting.

Additionally, the property comes with parking space, ensuring convenience for those with a car. The rural village location provides a peaceful atmosphere, away from the hustle and bustle of town/city life, allowing you to enjoy the tranquillity of the countryside.

Don't miss out on the chance to own a property with such great potential in a stunning location. Embrace the opportunity to create a home that reflects your style and taste, surrounded by the beauty of nature.

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 - VENDOR IN PROCESS OF PURCHASING FREEHOLD WHICH WILL BE COMPLETE PRIOR TO COMPLETION OF ANY SALE

Viewing

by appointment only through the selling agent.



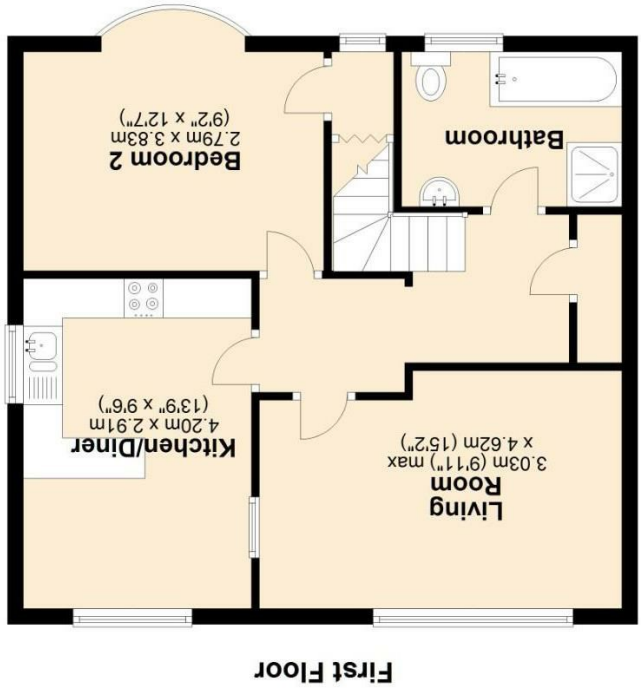
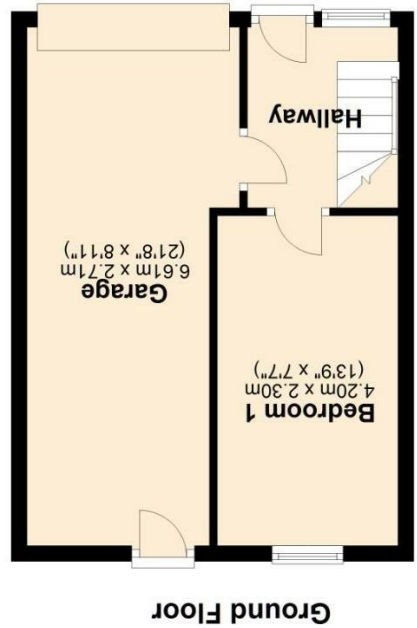




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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