



Tom Parry

8, High Street, Llandrillo, Bala, LL21 0TL
Offers in the region of £149,000

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A Grade II Listed inner terraced residence occupying a roadside position in the centre of the village and within easy walking distance of all local amenities. It offers compact 2 Bedroomed Accommodation and has a sizeable rear garden with a pedestrian right of access thereto. The property would benefit from some refurbishment.

Our Ref:- B805

ACCOMMODATION

A freehold terraced house. The accommodation comprises the following. All measurements are approximate.

GROUND FLOOR

Entrance Porch
opening to the

Living / Dining Room

17'7" x 11'4" (5.36 x 3.46)

with a dual aspect. Tiled fireplace, exposed ceiling beams. Wall mounted gas fired central heating boiler. Under stair store cupboard. 1 radiator.

Kitchenette

11'9" x 4'0" (3.60 x 1.24)

Hot and cold stainless steel sink unit and base cupboards, laminated work top, partially tiled walls. Dual aspect. Door out to rear.

FIRST FLOOR

Landing with store cupboard and 1 radiator.

Bedroom 1

11'5" x 9'1" (3.48 x 2.79)

L-shaped, with built in wardrobe, 1 radiator and exposed ceiling beams.

Bedroom 2

9'7" x 5'4" (2.93 x 1.65)

with 1 radiator

Bathroom

with panelled bath, hot and cold shower unit (electrically heated), wash hand basin and wc. Partially tiled walls and 1 radiator.

OUTSIDE

Good sized rear garden with flower borders, shrubbery etc. Timber store shed. Right of way access.

SERVICES

All mains services.

MATERIAL INFORMATION

Local Authority

Denbighshire County Council, P.O. Box 62, Ruthin, Denbighshire, LL15 9AZ. Telephone: 01824 706000.

Council Tax Band - B

Tenure - Freehold

VIEWING

By appointment only via the selling agent.





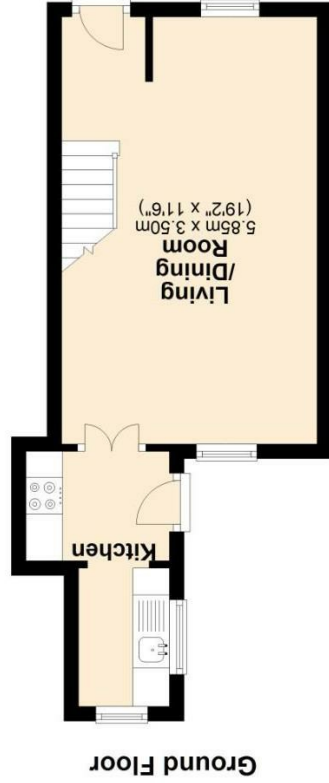


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working ability.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

