



Tom Parry

2 Ty Isa, Church Street, Llanuwchllyn, Bala, LL23 7UB

Offers in the region of £175,000

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Welcome to this charming property located in the picturesque village of Llanuwchllyn. This delightful house boasts a cosy reception room, two comfortable bedrooms, and a modern bathroom, offering a perfect blend of comfort and style.

With 700 sq ft of living space, this well-maintained property provides ample room for relaxation and entertainment. The well-kept interior exudes a warm and inviting atmosphere, making it the ideal place to unwind after a long day.

Situated in a village location, this property offers the tranquillity and charm of rural living while being conveniently close to local amenities. The parking space for one vehicle ensures that you have a secure place to park, adding to the convenience of this lovely home.

Additionally, the property has a successful history as a holiday let, presenting a fantastic opportunity for those looking to invest in a property with great potential for rental income. All furniture and fittings included in the sale price.

Don't miss out on the chance to own this wonderful property in Llanuwchllyn. Book a viewing today and discover the endless possibilities that this home has to offer.

The ACCOMMODATION comprises:-

GROUND FLOOR

Entrance Hallway

Living Room

14'9" x 9'4" (4.52 x 2.86)

with stone fireplace housing the multi fuel stove. Exposed ceiling beams, electric radiator. With dual aspect.

Kitchen

9'8" x 7'11" (2.97 x 2.42)

modern wall and base units incorporating oven hob with cooker hood. Plumbing for automatic washing machine, partially tiled walls, downlights and 1 radiator.

Bathroom

with panelled bath and shower unit, wash hand basin and wc. Partially tiled walls, heated towel rail and downlights.

FIRST FLOOR

Bedroom 1

13.7" x 8.11" (3.96m.2.13m x 2.44m.3.35m)

2 Velux windows, built in wardrobe and 1 radiator.

Bedroom 2

15.7" x 5.5" (4.57m.1.52m x 1.52m.1.52m)

2 Velux windows,. Airing cupboard housing cylinder immersion heater.

OUTSIDE

Lawned garden to the front and with gravelled patio area. 2 store sheds, car parking area for 1 large car.

SERVICES

Mains water, electricity and drainage. Electric radiators.

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 - Exempt (Business rates)

Tenure - Freehold

Viewing arrangements - Strictly through selling agents





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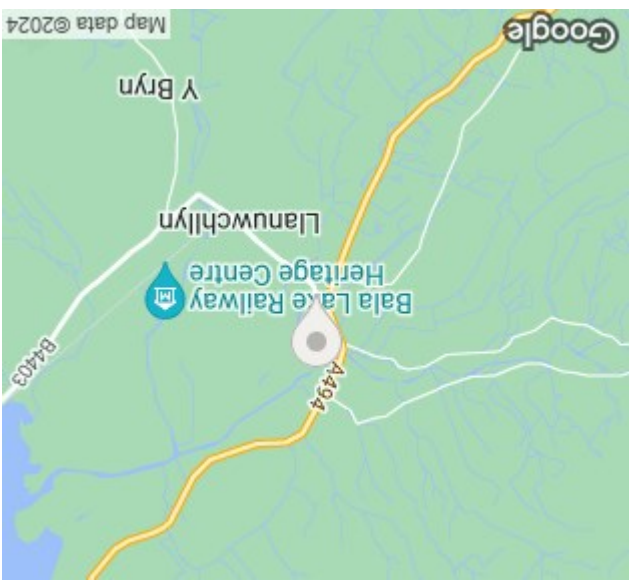
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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor plan Awaited