



Tom Parry

3 Bythynnod Yr Aran, Plassey Street, Bala, LL23 7SW

Offers in the region of £165,000

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Welcome to this charming property located in the picturesque town of Bala. This Grade 2 listed semi-detached cottage, converted from an old workhouse, offers a perfect blend of history and modern living, making it a truly unique find.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property boasts one bedroom, providing a comfortable and private space for peaceful nights. The bathroom is well-appointed and offers all the necessary amenities for your convenience.

One of the standout features of this property is its immaculate condition and modernized interior. The house has been lovingly maintained, ensuring a move-in ready experience for the new owners. Additionally, all the furniture and fittings are included in the sale, saving you time and effort in furnishing your new home.

Situated in the town centre, you'll have easy access to all the amenities Bala has to offer, from quaint shops to charming cafes. The shores of Llyn Tegid is within easy walking distance. The secure gated access to the shared courtyard provides a sense of privacy and security, allowing you to enjoy outdoor moments in peace.

Whether you're looking for a cosy home or a weekend retreat, this property is sure to capture your heart. Don't miss out on the opportunity to own a piece of history in this beautiful town.

ACCOMMODATION:

The accommodation comprises the following. All measurements are approximate.

GROUND FLOOR

Lounge / Diner

18'1" x 12'10" (5.52 x 3.92)

Hardwood flooring, with a vaulted ceiling, radiator, wall and spot lighting, broom cupboard. Impressive stairway up to a galleried bedroom, 2 Velux roof windows.

Kitchen

Hot and cold stainless steel sink unit and a range of matching wall and base units incorporating electric oven and hob, extractor fan, fridge/freezer and washer dryer. Partially tiled walls, 1 radiator. Door out to rear.

Shower Room

Comprising of electric shower, wash hand basin, wc. Fully tiled walls and 1 radiator.

FIRST FLOOR

Galleried Bedroom

12'9" x 11'11" (3.89 x 3.65)

With hardwood floor and exposed timbers. Velux window. Built in cupboards housing the gas fired central heating boiler.

OUTSIDE

Secure gated access to shared courtyard with lawned areas.

MATERIAL INFORMATION

Services

Mains water, electricity, gas and drainage. Gas fired central heating.

£200.00 per annum service charge

Communal bin storage

Council Tax - currently paying business rates

Currently used as a successful holiday let

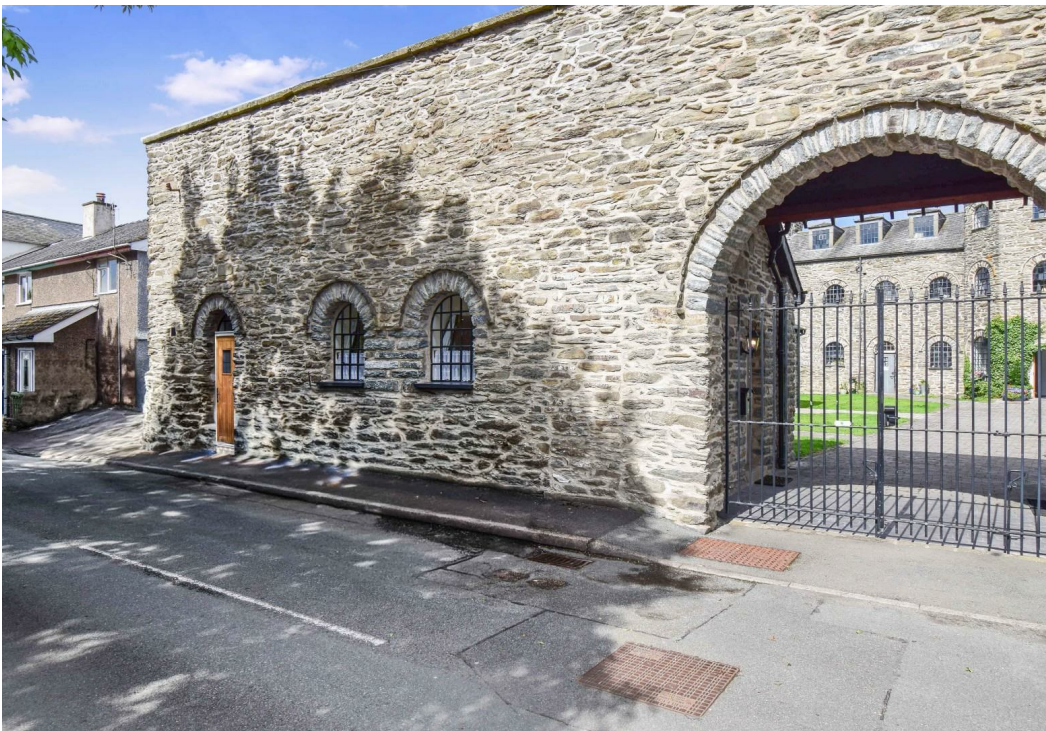
Tenure - Freehold

On street parking

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

Viewing strictly by appointment via the selling agent



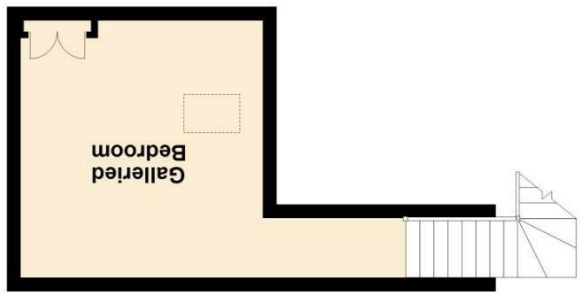




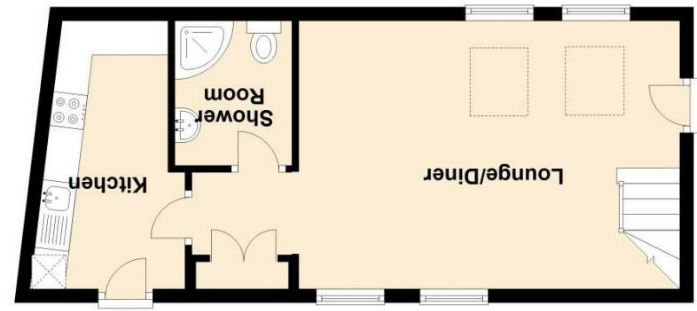
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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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First Floor



Ground Floor

