



Tom Parry

24 / 26, Tegid Street, Y Bala, LL23 7EH

Offers in the region of £220,000

24 / 26 Tegid Street, Y Bala, LL23 7EH

Ref:- B816

Welcome to this charming townhouse that perfectly blends modern amenities with traditional charm. This beautifully modernized property boasts an open plan kitchen diner, ideal for entertaining friends and family.

As you step inside, you'll be greeted by the characterful exposed stone fireplace featuring a multi-fuel stove, creating a cosy and inviting atmosphere. With five spacious bedrooms, there's plenty of room for a growing family or accommodating guests.

Conveniently located close to all town amenities, you'll have everything you need right at your doorstep. And for nature lovers, the short walking distance to Llyn Tegid / Bala Lake offers the perfect escape to enjoy the outdoors.

Don't miss the opportunity to make this townhouse your new home - a perfect blend of modern living and traditional charm in the heart of Y Bala.

ACCOMMODATION:

The accommodation comprises of the following. All measurements are approximate.

GROUND FLOOR

Open Plan Kitchen/ Diner

20'11" x 12'9" (6.40 x 3.90)

Belfast style hot and cold sink unit, with base cupboards and timber work tops. Further wall and base units with timber work tops, breakfast bar with base storage units. Range master gas stove. Under floor heating. Exposed stone walls and wood effect tiled floor, built in cupboards, stable style door out to rear.

Independent wc

with wash hand basin and plumbing for washing machine.

Lounge / Living Room

18'0" x 12'4" (5.51 x 3.78)

with feature exposed stone walls and open fireplace housing a multi fuel stove, under floor heating, wood effect tiled flooring. Rear entrance hall with stairway to first floor.

FIRST FLOOR

Bedroom 1

11'4" x 10'0" (3.46 x 3.05)

with exposed timber floors and 1 radiator

Bedroom 2

13'7" x 12'7" (4.15 x 3.84)

L-shaped, with exposed timber flooring and 1 radiator.

Bedroom 3

11'2" x 7'10" (3.41 x 2.41)

1 radiator and exposed timber floor.

Bathroom

With shower cubicle, wash hand basin, wc, partially tiled walls, 1 radiator and cupboard housing the Worcester gas fired boiler.

SECOND FLOOR

Pine stairway leading to:-

Bedroom 4 with En-suite bathroom

17'8" x 9'5" (5.40 x 2.88)

L-shaped, 1 radiator, Velux window, exposed ceiling beams and eves storage space.

En-suite with shower cubicle, wc, wash hand basin and heated towel rail.

Bedroom 5

17'8" x 11'3" (5.40 x 3.43)

with 1 radiator, exposed ceiling beams and Velux window.

Landing with store cupboard

OUTSIDE

Spacious flagged rear yard, with 2 large store sheds and bicycle shed. Access to rear side lane.

MATERIAL INFORMATION

All main services.

Gas fired central heating.

UPVc Double glazed windows and doors.

Under floor heating on ground floor.

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 C

Tenure - Freehold

Vendors are chain free.

Viewing - appointments strictly through the selling agents.







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

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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sundry 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 license from William Morris Energy Assessments. All rights reserved. Plan produced using Planip.

