



Tom Parry

21, Cysgod Y Coleg, Bala, LL23 7BD
Offers in the region of £150,000

21 Cysgod Y Coleg, Bala, LL23 7BD

Welcome to this charming property located in Cysgod Y Coleg, Bala. The property is an ex Local Authority owned, semi-detached house. This end terrace house boasts one reception room, kitchen with separate dining room, three bedrooms and a bathroom, offering ample space for comfortable living.

This property features a unique corner plot, providing a sense of privacy and tranquillity. Although the house is in good condition, it presents an exciting opportunity for modernization, allowing you to put your personal touch on the space and create the home of your dreams.

One of the standout features of this property is the spacious garden and patio area, perfect for enjoying the outdoors and entertaining guests.

Conveniently located near the town centre, you'll have easy access to a range of amenities, shops, and restaurants, making daily errands a breeze. Whether you're looking for a peaceful retreat or a place to call home close to the heart of the community, this property offers the best of both worlds.

Don't miss out on this fantastic opportunity to own a charming home with great potential in a sought-after location.

Our Ref :- B820

The ACCOMMODATION comprises of :-

GROUND FLOOR

Porch leading into :-

Hall Way

11'4" x 7'3" (3.469 x 2.22)

with 1 radiator, under stairs cupboard, broom cupboard.

Independent wc

4'11" x 4'3" (1.52 x 1.32)

with 1 radiator, wc and wash hand basin.

Kitchen

10'7" x 9'10" (3.25 x 3.01)

with matching wall and base units, hot and cold stainless steel sink, partially tiled walls, cooker hood and 1 radiator.

Dining Room

12'2" x 7'8" (3.72 x 2.34)

1 radiator, sliding patio doors out to rear.

Living Room

13'5" x 11'0" (4.11 x 3.37)

1 radiator, sliding patio doors to the conservatory.

Conservatory

8'1" x 9'4" (2.48 x 2.87)

with 1 radiator and door out to rear and side of property.

FIRST FLOOR

Bathroom

4'6" x 9'9" (1.38 x 2.99)

with level access shower, wc, wash hand basin and bidet.

Bedroom 1

8'9" x 7'8" (2.67 x 2.35)

with 1 radiator.

Bedroom 2

11'5" x 13'5" (3.48 x 4.11)

with 1 radiator

Bedroom 3

9'9" x 10'4" (2.99 x 3.17)

with 1 radiator.

OUTSIDE

A large front patio area, with a spacious wrap-around garden, mature shrubs, a pear and apple tree and laid lawn. Rear slabbed/patio area with access from dining room and rear access to service lane. Conservatory access to lawn area garden as well.

MATERIAL INFORMATION

Oil central heating with new boiler installed May 2021

Tenure - Freehold

All mains services

Vacant possession on completion of sale

Please Note:

This property lies within the designated area for section 157 of the Housing Act 1985, and as such will be subject to subsection 3 [as amended] that is to say, the house can only be disposed of to a person who, throughout the period of three years immediately preceding the application for consent to sale, either:

- i. Had his place of work within the designated area [the County of Gwynedd] OR
- ii. Had his only or principal home within the area [the County of Gwynedd].

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

Viewing :- Strictly via the selling agent





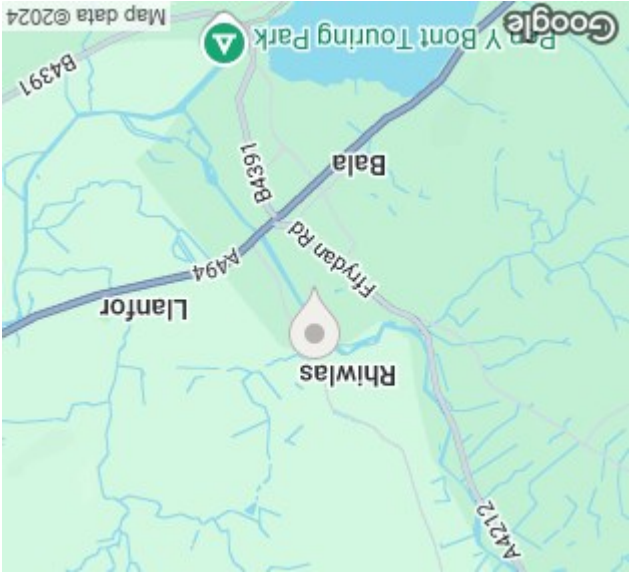
Tom Parry

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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.



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		
		65 D	80 C

Floor plan Awaited