



**Tom Parry**

2, Ffrydan Road, Bala, LL23 7RT  
Offers in the region of £110,000

## 2 Ffrydan Road, Bala, LL23 7RT

Welcome to 2 Ffrydan Road, Bala - a property with great potential and an investment opportunity.

Although the property is currently divided into 3 independent flats,- planning permission has been granted to convert it into a 2 bedroom and 3 bedroom property. This presents a fantastic opportunity for investment and development.

Detailed plans are available for inspection, allowing you to visualise the transformation. With some refurbishment work, this property has the potential to become a comfortable residence.

Don't miss out on the chance to own a property with such versatility and potential. Contact us today to arrange a viewing and start envisioning the possibilities that this property has to offer.

**Our Ref:- B822**

Council Tax - Band A

**The ACCOMMODATION comprises of :-**

Tenure - Freehold

**INVESTMENT OPPORTUNITY**

Viewing Arrangements - Strictly by appointment with the selling agent

**CURRENT LAYOUT**

### **Flat 1**

Living Room, kitchen, bedroom and bathroom/wc

### **Flat 2**

Living Room, kitchen, bedroom and bathroom/wc

### **Flat 3**

with access from Ffrydan Road. Living Room, kitchen, 2 bedroom's and bathroom/wc

### **OUTSIDE**

Rear yard with access to the high street.

### **SERVICES**

All main services.

### **MATERIAL INFORMATION**

The building at present consists of 3 independent self contained flats

Planning permission has now been obtained for conversion to create a 2 bedroomed and 3 bedroomed property which entails the removal of the existing chimney, new rear extension and installing new roof lights and solar panels.  
( Application Number NB5/53/345A )

Detailed plans are available for inspection at the agents office.

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





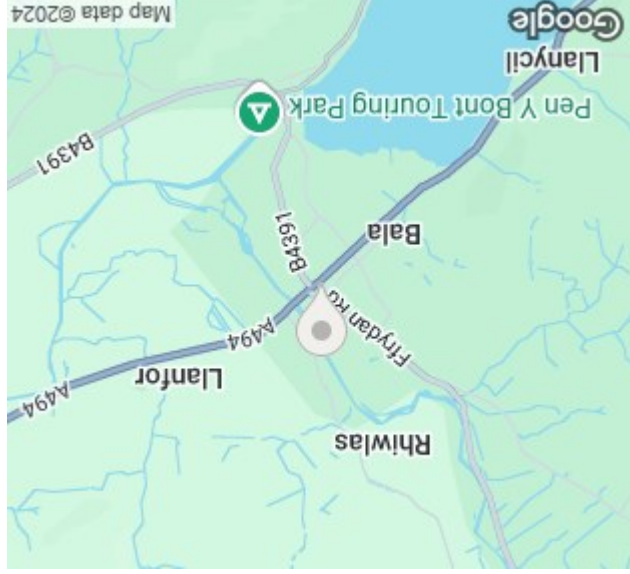
# Tom Parry



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.

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

**EPC Awaited**



**Ychlin llawr gwealdig** | Proposed floor plans

**LOWRI ROBERTS ARCHITECT | PENSABER**

Project | Product

Address: 2 Heol Frydan, Y Bala

Drawing reference: C/yfynod datfun

Scale | Graddfa: 1:100@A3

Date | Dyddiad: 26.01.24

**Ychlin llawr gwealdig** | Proposed floor plans

