



**Tom Parry**

9, Plassey Street, Bala, LL23 7SW  
Offers in the region of £145,000

## 9 Plassey Street, Bala, LL23 7SW

Situated in the charming market town of Bala, this delightful mid-terrace house is situated on Plassey Street. The property's prime location allows for easy access to the town centre, ensuring that amenities are just a stone's throw away.

This three-storey brick townhouse boasts a generous living space, providing ample room for comfortable living.

Upon entering, you are greeted by a cosy reception room, leading through to the kitchen area and separate utility room. The property features three bedrooms, offering a peaceful retreat at the end of the day. With one bathroom, convenience is at your fingertips.

This well-maintained home is in excellent condition, having been modernized to meet the needs of contemporary living while retaining its characterful appeal.

For nature enthusiasts, the proximity to Bala Lake and the picturesque countryside provides endless opportunities for outdoor adventures and tranquil strolls.

Don't miss the chance to make this charming townhouse your own and experience the beauty and convenience it has to offer.

### Our Ref:- B821

The ACCOMMODATION comprises of:- [All measurements are approximate]

### GROUND FLOOR

#### Living Room

12'5" x 10'1" (3.81 x 3.09)

with exposed brick fire place, currently housing stove effect electric fire, laminated flooring, built in shelving, 1 radiator and window to front elevation. Access to stairs.

#### Kitchen

12'0" x 11'8" (3.66 x 3.56)

a spacious kitchen with a matching range of wall and base units, stainless steel sink unit, laminated worktops, incorporating electric oven and gas hob with extractor fan, partly tiled walls, plumbing for dishwasher, 1 radiator and window to rear.

#### Utility Room

8'11" x 6'7" (2.74 x 2.03)

with stainless steel sink and wall and base units, laminated worktop, plumbing for automatic washing machine, tiled wall, 1 radiator, quarry tiled floor, door out to rear and window to side and rear elevations.

### FIRST FLOOR

#### Landing

with 1 radiator and door up to attic room.

#### Bedroom 1

11'8" x 10'7" (3.57 x 3.24)

with 1 radiator and window to front elevation, exposed red brick fireplace.

#### Bedroom 2

9'6" x 8'9" (2.92 x 2.67)

with 1 radiator and window to rear elevation.

#### Bathroom

with panelled bath and shower mixer taps and fitted

shower screen, wash hand basin, wc, airing cupboard housing the gas combi-boiler, 1 radiator and laminated flooring.

### SECOND FLOOR

#### Attic Room / Bedroom 3

14'9" x 11'3" (4.52 x 3.44)

with built in eaves storage cupboards, Velux roof window and 1 radiator.

### OUTSIDE

Private wooden fenced and gravelled rear yard with outside tap. Outside wc and wash hand basin. Useful block built store shed/workshop ( 4.03m x 2.16m) with benefit of electricity connected and Velux roof window. Right of way access to street.

### MATERIAL INFORMATION

Mains electric, water, gas and drainage.

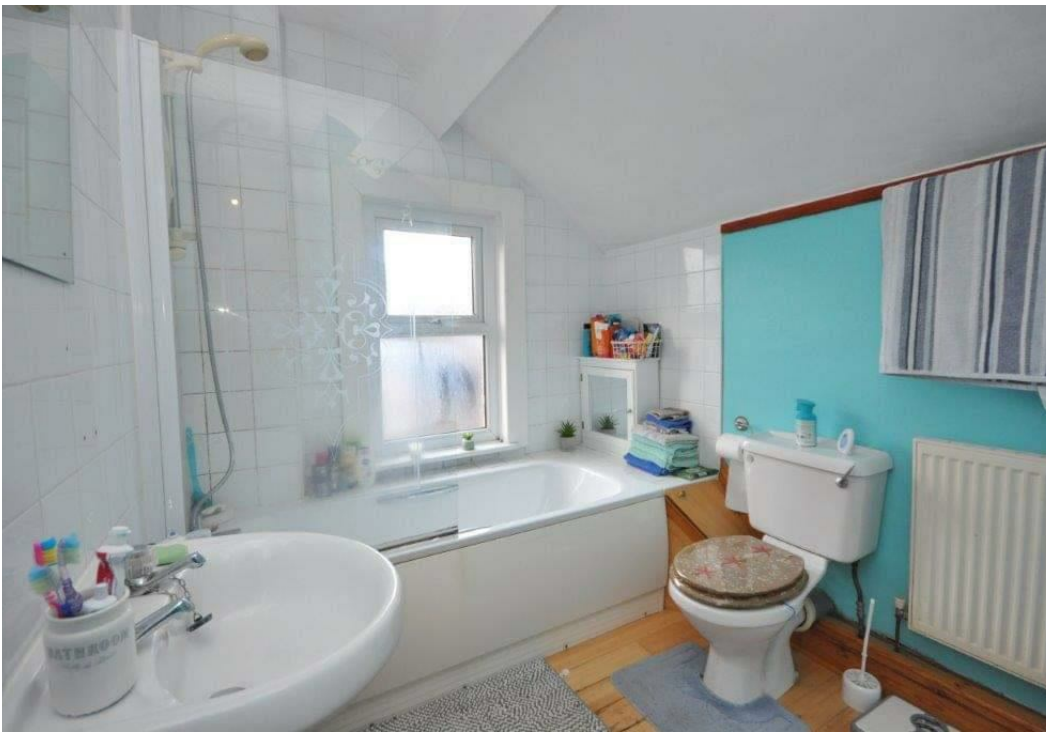
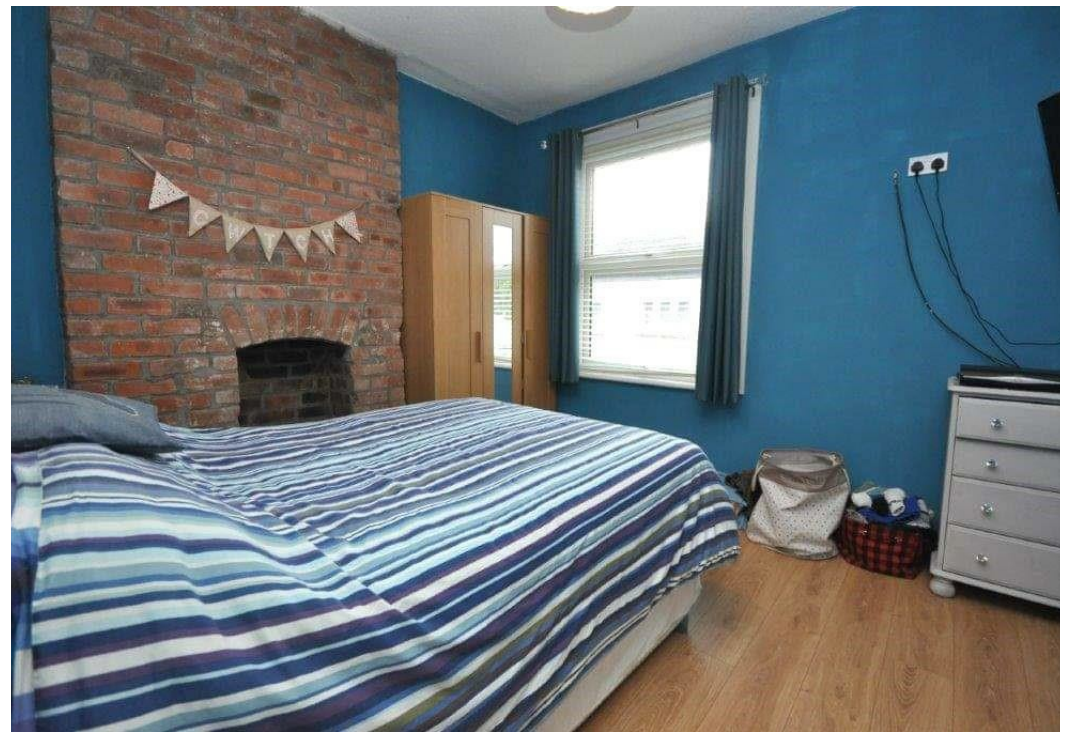
Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.  
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

Council Tax - Band B

Tenure - Freehold

Viewing strictly via the selling agent







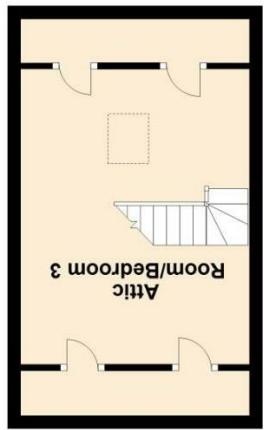
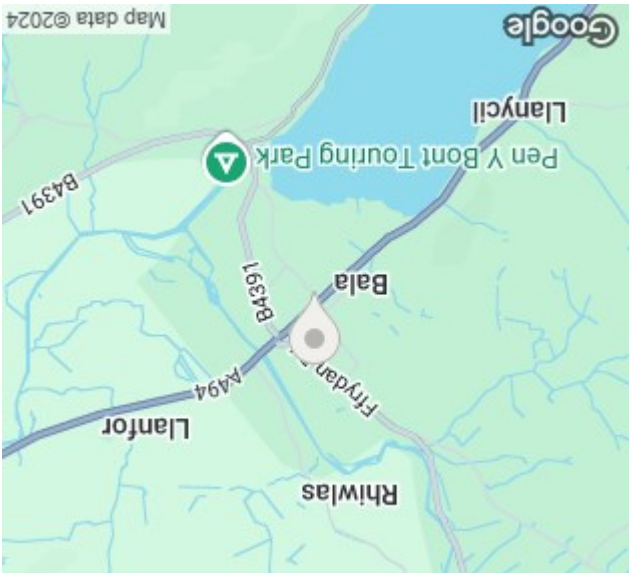
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working ability.

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

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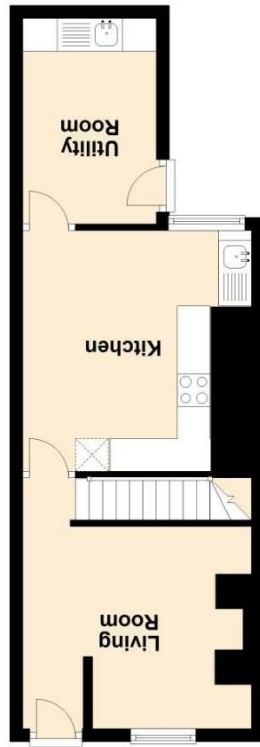
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Second Floor



First Floor



Ground Floor