



Tom Parry

2, Tryweryn Terrace, Bala, LL23 7NN

£155,000

2 Tryweryn Terrace, Bala, LL23 7NN

A middle of a terrace of four houses. located on the northern periphery of the town, with a pleasant open outlook to the rear. The property has undergone a comprehensive programme of modernisation and upgrading which includes a fully equipped kitchen/diner, modern bathroom suite and gas fired central heating. To the rear of the property is a pleasant decked sitting area, which enjoys an open outlook. Internal viewing is highly recommended.

The ACCOMMODATION comprises of :-

GROUND FLOOR:

Open Plan Kitchen/Living Room

32'6" x 11'8" (9.91m x 3.58m)

with stable door to front; feature stone fireplace housing the multi-fuel stove; fitted kitchen with sink unit having hot and cold mixer tap; breakfast bar, base cupboards and drawers; plumbing for automatic washing machine; built-in electric oven and 5 gas ring hob with large cooker hood above; exposed ceiling beams; Airing Cupboard housing the gas fired central heating boiler; solid oak flooring and skirting boards; 2 radiators; 5 wall lights and 6 recessed downlights above kitchen area; large double glazed patio doors out to rear decking/seating area.

FIRST FLOOR:

Bedroom 1

15'7" x 10'11" (4.75m x 3.35m)

with feature stone wall; solid walnut flooring and skirting boards; 2 radiators; 1 ceiling light and 2 wall lights; stable door out to a decked balcony overlooking the River Tryweryn, and having outside light; access to attic room/bedroom 2

Bathroom

with solid walnut flooring; shower cubicle housing the power shower with jets, vanity unit with stone wash basin and low level wc; extractor fan; 3 recessed downlights with dimmer switch; partly tiled walls and heated towel rail.

SECOND FLOOR:

Attic Room / Bedroom 2

14'11" x 11'3" [limited headroom] (4.57m x 3.43m [limited headroom])

having a feature stone wall; dormer window, solid oak flooring and skirting boards; exposed timber beams and eaves storage space.

OUTSIDE:

Rear Decking/Sitting Area with steps down to a gravelled garden area. Gated access to a pedestrian right of way.

SERVICES:

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

LOCAL AUTHORITY:

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







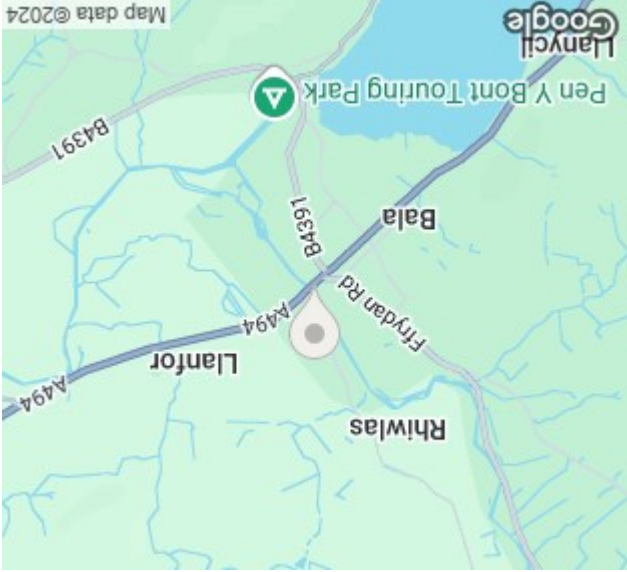
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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

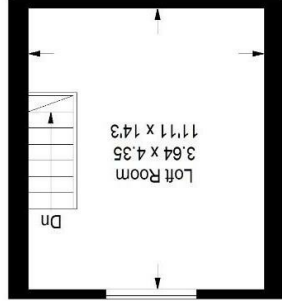
Energy Efficiency Rating	
Potential	Current
80	64

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)



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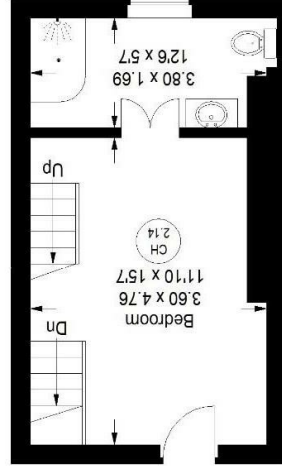
Approximate Gross Internal Area (including Loft Room)
75.7 sq m / 814 sq ft



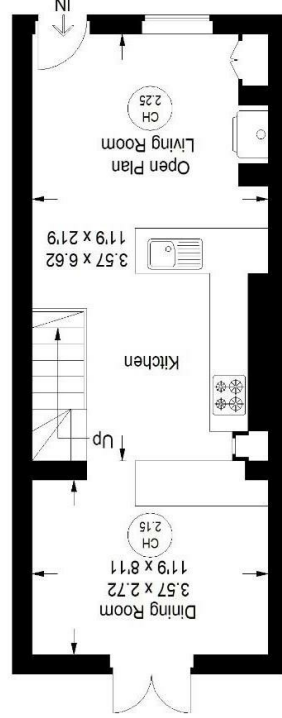
Second Floor (including Loft Room)
15.9 sq m / 171 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



First Floor = 24.3 sq m / 261 sq ft



Ground Floor = 35.5 sq m / 382 sq ft