



**Tom Parry**

14, Maesybronnydd, Y Bala, LL23 7AN

Offers in the region of £89,500

## 14 Maesybronnydd, Y Bala, LL23 7AN

Welcome to this 4-bedroom mid terraced house located in Maes Y Bronydd, Y Bala. This property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With 4 good sized bedrooms, there is ample space for a growing family or for those who enjoy having a home office or hobby room.

Situated close to the town centre, this property offers convenience and easy access to local amenities, shops, and restaurants.

Although this property requires modernization and a full refurbishment, it presents an exciting opportunity for first-time buyers to put their own stamp on a home and create a space that truly reflects their style and preferences. Don't miss out on the chance to transform this house into your dream home!

### 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].

Contact us today to arrange a viewing and discover the potential that this property holds for you.

**Our Ref:- B824**

**The ACCOMMODATION comprises of:-**

### GROUND FLOOR

Porch leading into :-

#### Entrance Hallway

with 1 radiator and telephone point.

#### Living Room

21'9" x 10'4" (6.64 x 3.17)

with dual aspect, mains gas fire and 1 radiator.

#### Kitchen / Diner

14'10" x 12'0" (4.53 x 3.67)

under stairs store cupboard, 1 radiator, plumbing for automatic washing machine, hot and cold stainless steel sink, fitted base cupboards. Door out to rear.

#### Bathroom

with panelled bath and wash hand basin, 1 radiator.

### FIRST FLOOR

#### Bedroom 1

12'4" x 10'5" (3.76 x 3.19)

with airing cupboard housing the immersion heater, telephone point.

#### Bedroom 2

12'5" x 5'4" (3.79 x 1.65)

#### Bedroom 3

10'5" x 9'1" (3.18 x 2.77)

#### Bedroom 4

8'11" x 8'9" (2.73 x 2.68)

#### Independent wc

### OUTSIDE

Enclosed garden area to the front of the property, concreted and grassed area to the rear, stone store shed and access to rear lane.

### MATERIAL INFORMATION

Tenure - Freehold

All mains services

Vacant possession on completion of sale

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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



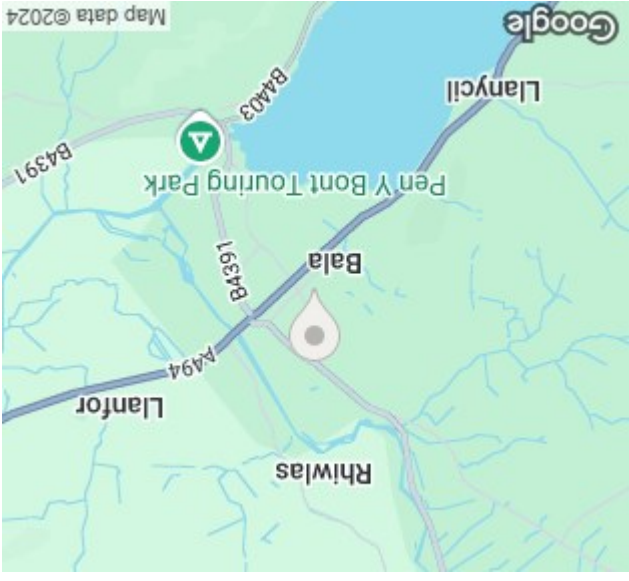




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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		
		43 E	
			86 B



Floor plan Awaited