



Tom Parry

28, Arenig Street, Y Bala, LL23 7AH

Offers in the region of £125,000

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Welcome to this charming mid-terrace house located on Arenig Street in the market town of Y Bala. This property boasts a cosy reception room, two lovely bedrooms, bathroom, kitchen and dining room, making it the perfect home for a small family or a couple looking to settle down.

Situated near the town centre, convenience is at your doorstep with shops, restaurants, and local amenities just a stone's throw away. The added bonus of covered entry provides ample car parking space ensuring you never have to worry about finding a spot for your vehicle.

With a compact yet functional layout, this house offers a comfortable living space that is easy to maintain. The property would benefit from modernization.

Book a viewing today and discover the potential this lovely property holds for you!

Our Ref:- B826

The ACCOMMODATION comprises of:-

All measurements are approximate.

GROUND FLOOR

Entrance Hallway

leading into :-

Living Room

11'11" x 11'11" (3.65 x 3.65)

tiled fire place housing open fire.

Dining Room

9'7" x 9'4" (2.93 x 2.85)

with 1 radiator, under stair cupboard, stairway to first floor and door leading to hall and kitchen.

Kitchen

9'6" x 5'11" (2.91 x 1.82)

with hot and cold stainless steel sink, matching wall and base units with work tops, partially tiled walls. Rear hall way with door out to rear.

FIRST FLOOR

Bedroom 1

11'6" x 10'5" (3.53 x 3.20)

with 1 radiator, airing cupboard housing the cylinder immersion heater.

Bedroom 2

9'6" x 6'4" (2.90 x 1.94)

with 1 radiator.

Bathroom

with panelled bath, wash hand basin and wc, partially tiled walls and 1 radiator.

Access to attic space from the landing.

OUTSIDE

Small front foregarden.

Covered entry on to a concreted rear yard providing ample off road car parking space.

Independent wc and separate store shed.

Right of way access.

MATERIAL INFORMATION

Tenure - Freehold

Central Heating throughout property

All mains services

Off road parking

Council Tax Band - B

Cyngor Gwynedd Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766770274

Viewing - Strictly via the selling agent



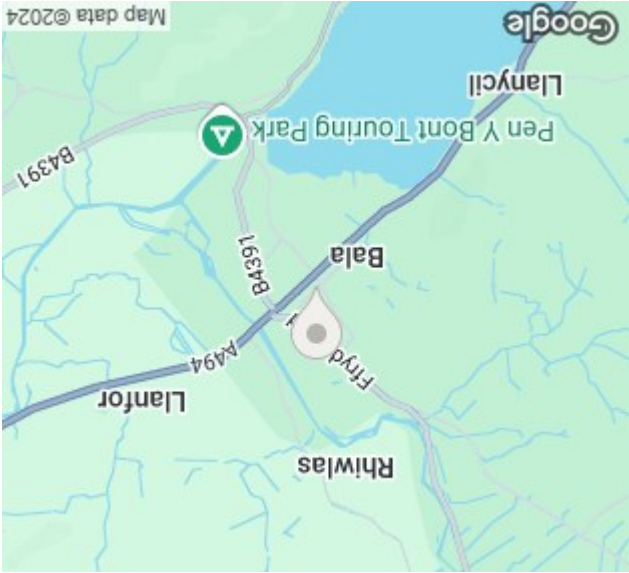




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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



Floor plan Awaited