



Tom Parry

33, Arenig Street, Bala, LL23 7AH
Offers in the region of £115,000

33 Arenig Street, Bala, LL23 7AH

Tom Parry & Co are delighted to offer for sale this this fully modernized mid terraced residence which is conveniently situated a short distance from the High Street and all it's amenities.

The property has been upgraded and refurbished to a high standard and is immaculately presented.

33 Arenig Street has the benefit of double glazed windows, part double glazed doors, multi-fuel stove, underfloor heating and modern bathroom.

The property is well worthy of internal inspection.

Our Ref :- B828

The ACCOMMODATION comprises of:-

GROUND FLOOR:

Entrance Lobby

opening to the:

Open Plan Kitchen/Living Room

22'0" x 10'5" (6.73m x 3.19m)

fitted with wall and base units incorporating breakfast bar; hot and cold stainless steel sink; 'Lamona' oven and hob and cooker hood; multi-fuel stove on slated hearth; built-in glazed display cupboard with drawers and cupboards beneath. With underfloor heating. Glazed door out to the rear.

FIRST FLOOR:

Bedroom 1

10'4" x 7'10" (3.16m x 2.39m)

with electric panel heater and built-in wardrobes with louvre doors.

Bedroom 2

8'5" x 7'8" (2.58m x 2.35m)

with electric panel heater; built-in wardrobes with louvre doors.

Bathroom

with panelled bath, shower unit, wash hand basin and wc; heated towel rail.

OUTSIDE:

Concreted rear yard with a screened right of way pedestrian access for the neighbouring property. Outside WC.

SERVICES:

Mains water, electricity and drainage.

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

Council Tax: Band: 'A'

Freehold.

With vacant possession.

Viewing :- Strictly through appointment via the selling agent.

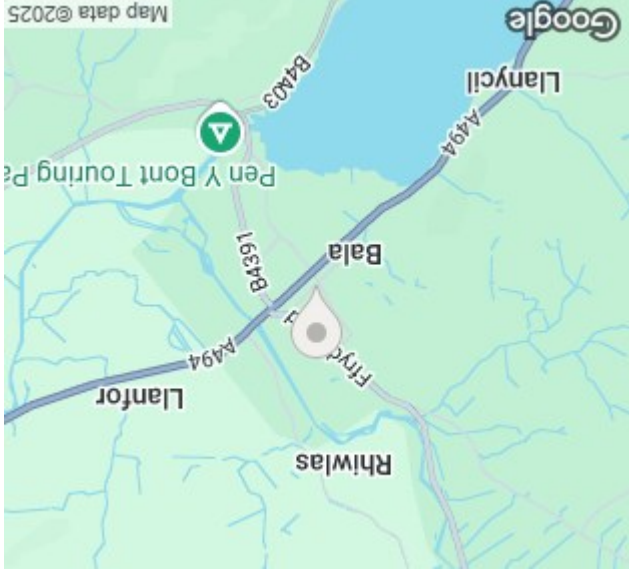






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

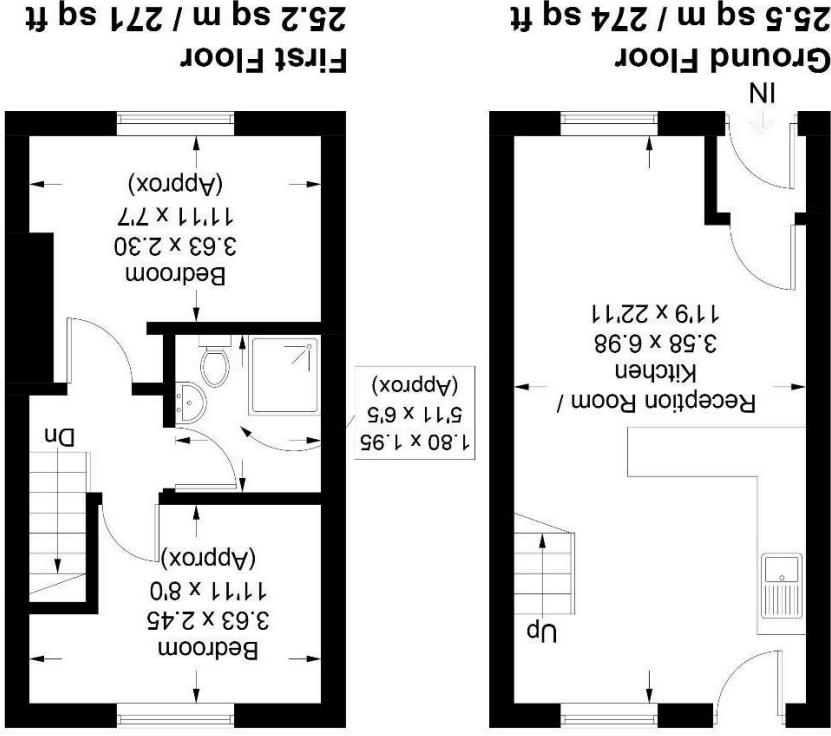
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Energy Efficiency Rating		
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)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		
Potential		
77		
42		



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



33 Arenig Street, Bala, LL237AH