



# Tom Parry

Glanffriar, 75 Tegid Street, Bala, LL23 7EN

Offers in the region of £245,000



## Glanffriar 75 Tegid Street, Bala, LL23 7EN

Tom Parry & Co are delighted to offer for sale this well appointed and modernised inner terrace residence, standing back from the roadside, within a short walking distance from both the Lake shore and the town centre with all amenities. The property has been improved and modified over the last few years, and offers pleasant well arranged accommodation on three floors, with views of the Lake and the Aran Mountains from the top floor. It benefits from a modern fitted kitchen with marble effect work tops, gas fired central heating and has both hardwood and uPVC double glazed windows. With off road parking facility.

Our Ref :- B827

The ACCOMMODATION comprises of :-

### GROUND FLOOR:

**Entrance Porch**  
opening into

**Hallway**  
with 1 radiator.

**Lounge**  
13'0" x 12'0" plus bay window (3.96m x 3.66m plus bay window)  
timber surround fireplace; laminated flooring; 1 radiator; glazed pine door.

**Dining Room**  
13'0" x 12'6" (3.96m x 3.81m)  
with laminate flooring; under stairs store cupboard; character stone wall with Retro design leaded window, mock fireplace with pitch pine overmantle and new units.

**Kitchen**  
15'8" x 10'5" (4.79 x 3.19)  
L Shaped, modern fitted kitchen with ceramic sink with mixer tap and matching wall and base units with marble effect work tops; plumbing for dishwasher; cooker hood; partially tiled walls; cupboard housing the gas fired central heating boiler; composite stable door with glazed top half out to rear. Utility recess with plumbing for automatic washing machine.

### FIRST FLOOR:

**Landing/Office Area**  
with views towards the lake; built in store cupboard; feature cast iron fireplace; 1 radiator.

**Bedroom 1**  
15'1" x 13'2" plus bay window (4.61m x 4.03m plus bay window)  
with 1 radiator and EN SUITE BATHROOM with large shower cubicle, wash hand basin and wc; fully tiled walls; 1 radiator; pitch pine door with leaded windows.

**Family Bathroom**  
with glazed pine door; panelled bath and shower unit, wash hand basin and wc; partially tiled walls; store cupboard and shelving 1 radiator.

### SECOND FLOOR:

**Bedroom 2**  
14'6" x 13'2" (4.42m x 4.03m )  
with 1 radiator.

**Bedroom 3**  
12'1" x 8'4" (3.69m x 2.56m)  
with 1 radiator; window overlooking the lake and the Aran Mountains.

**OUTSIDE:**  
Flagged / Tiled garden area with flower borders and a pleasant sitting area. Log Cabin/Summer House with power connected. Off road parking. Pedestrian Right of Way access to the neighbouring properties.

### MATERIAL INFORMATION:

**LOCAL AUTHORITY:**  
Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.

Council Tax: Band: 'C'

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

**SERVICES:**  
Mains water, electricity, gas and drainage. Gas fired central heating.

**VIEWING ARRANGEMENTS:**  
Strictly 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.

