



Tom Parry

Bro Aran, Ffrydan Road, Bala, LL23 7RT

Offers in the region of £235,000

Bro Aran Ffrydan Road, Bala, LL23 7RT

Tom Parry & Co are delighted to offer for sale this delightful mid-terrace house.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next, enhancing the sense of space and light throughout.

This spacious property boasts five well-appointed bedrooms, making it an ideal home for families or those seeking extra space. The property also features two modern bathrooms, which are well-maintained and cater to the needs of a busy household. Each bedroom is designed to be a tranquil retreat, offering ample room for furnishings and personal touches.

Located close to local amenities, this townhouse is perfectly positioned for easy access to shops, schools, and recreational facilities, making it a practical choice for everyday living. The surrounding area is known for its picturesque scenery and community spirit, providing a wonderful backdrop for family life.

Our Ref:- B831

All measurements approximate

The ACCOMMODATION comprises:-

GROUND FLOOR

Entrance Porch

Opening to the hallway and with 1 radiator.

Lounge / Diner

26'9" x 12'6" (8.16 x 3.82)

With bay window, dual aspect, wood burning stove in lounge area with open brick fireplace, electric fire in dining area with slate hearth, engineered wood flooring, 1 radiator and under stair storage.

Through Kitchen

23'0" x 7'9" (7.02 x 2.38)

Dual aspect, partial tiled walls, built in dishwasher, plumbing for automatic washing machine, Belfast sink, matching base and wall cupboards, marble effect work tops, cast range gas cooker with glass canopy, velux window, downlights and sliding door out to rear.

FIRST FLOOR

Bedroom 1

15'11" x 12'11" (4.87 x 3.95)

With 1 radiator, bay window, tiled fire place.

Bedroom 2

10'4" x 8'9" (3.17 x 2.68)

Built in storage/linen cupboard and 1 radiator.

Bathroom on half landing

Panelled bath with fitted shower over bath, shower screen, vanity unit, heated towel rail, fully tiled walls and independent wc.

Shower Room

Shower cubicle, wash hand basin, wc, partially tiled walls, heated towel rail and downlights.

SECOND FLOOR

Bedroom 3

8'11" x 7'11" (2.74 x 2.43)

On half landing and 1 radiator.

Bedroom 4

16'0" x 13'0" (4.88 x 3.97)

Bay window and 1 radiator.

Bedroom 5

14'6" x 9'8" (4.43 x 2.97)

With 1 radiator.

OUTSIDE

Concrete rear yard with access to service lane.

SERVICES

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

MATERIAL INFORMATION

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

Council Tax - C

Tenure - Freehold

Off street communal parking

Viewing - Strictly via selling agent

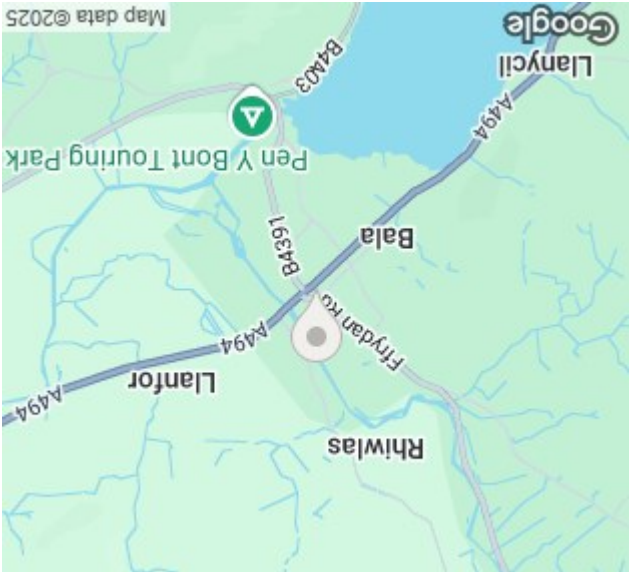
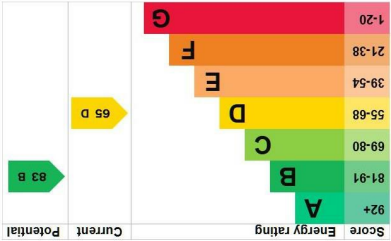






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Floor Plan Awaited