



Tom Parry

Ivy House 113, High Street, Y Bala, LL23 7AE

Offers in the region of £400,000

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Tom Parry & Co are delighted to offer this charming, well presented and deceptively spacious terraced townhouse, occupying a prominent location on the high street, within walking distance of all amenities and 5 minutes walk from Llyn Tegid.

The property has been well maintained and extended, which includes a purpose built snooker room, complete with a full size snooker table included in the sale (this can be optional). The property benefits with UPVC doors, double glazed windows, with some being triple glazed and gas fired central heating.

Outside space includes 2 spacious garages (remote controlled opening) with a substantial sized studio room on the floor above which is suitable for conversion into a residential living space, subject to planning permission. There is also 3 phase electricity to the garage suitable for a workshop.

Internal viewing is highly recommended in order to fully appreciate it's attributes.

Our Ref:- B832

All measurements are approximate

The ACCOMMODATION comprises of:-

GROUND FLOOR

Entrance Hallway
with tiled flooring.

Living Room
13'8" x 12'2" (4.19 x 3.73)
with glazed door, 1 radiator and meter cupboard.

Store Room / Pantry
walk in store room with shelving and plumbing available.

Under Stairs Cupboard

Dining Room
12'0" x 9'3" (3.66x 2.84)
with 2 radiators, archway leading into kitchen and double doors to sitting room / study.

Kitchen
12'8" x 12'8" (3.87 x 3.88)
Canadian Oak wall and base units, double oven, electric induction hob, cooker hood with extractor fan. Hot and cold stainless steel sink with waste-disposal unit, built in fridge and dishwasher, fully tiled walls, electric heater integrated into part of plinth and 2 Velux windows.

Sitting Room / Study
12'1" x 8'4" (3.69x 2.56)
with 1 radiator and leading into utility room.

Utility Room
18'6" x 7'4" (5.64x 2.26)
Stainless steel hot and cold sink, wall and base units, formica worktops, tiled flooring, plumbing for automatic washing machine. Worcester Greenstar gas fired boiler (new October 2023)

Washroom
with tiled flooring, hot and cold stainless steel sink. Door out to rear.

Lounge
20'5" x 11'1" (6.23 x 3.40)
with 2 radiators, coal effect gas fire and display plinth.

Inner Hallway
with independent wc and door out to rear.

Snooker Room / Family Room
27'6" x 18'2" (8.40x 5.55)
purpose built snooker room with full size snooker table, corner bar fittings and sink unit, 4 radiators, double wall lights, sliding patio door out to rear.

FIRST FLOOR

Walk In Wardrobe
walk in, fitted shelving and 1 radiator.

Bedroom 1
14'0" x 12'7" (4.27 x 3.85)
with 1 radiator and 2 wall lights.

Bedroom 2
13'0" x 11'0" (3.98 x 3.37)
with 1 radiator, 2 wall lights, immersion heater housed in a built in cupboard with storage, second built in cupboard with storage.

Main Bathroom
with corner bath, shower cubicle, wc, bidet, wash hand basin, gold effect taps, heated towel rail, glazed display unit with light, fully tiled walls, 1 radiator and down lights.

SECOND FLOOR

Half Landing
with 1 radiator and Velux window.

Bedroom 3
16'6" x 14'0" (5.03 x 4.28)
with 2 radiators, exposed ceiling beams, 2 wall lights.

Bathroom
with panelled bath, wc, wash hand basin, partial tiled walls, 1 radiator and storage space in eaves, Velux window.

OUTSIDE

2 Spacious Garages

Garage 1
concreted floor, remote controlled up and over roller shutters with built in door out to rear. With electricity.

Garage 2
attached to garage 1, entry via internal door. Concreted floor with adequate work space, remote controlled roller shutter door with access out to rear. With electric panel heater, stairs leading to:-

Studio
22'11" x 15'7" (7.00 x 4.76)
above garage, Velux window, suitable for a variety of uses and ideal for conversion.

Garden Area
Spacious concreted rear yard, with raised flower beds/ vegetable beds, outside taps, independent wc.

MATERIAL INFORMATION
Tenure :- Freehold

Services : mains electricity, water and drainage. Gas fired central heating.

3 phase electricity to outbuildings.

With UPVC doors and windows.

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 D

Property once housed commercial unit within front living room and has potential for re-conversion.

NO CHAIN

Viewing strictly via selling agent.

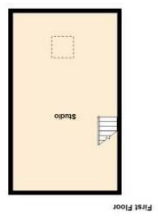






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



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		
		68 D	81 B

