



# Tom Parry

Fron Heulog, 17 Ffrydan Road, Bala, LL23 7RY  
Offers in the region of £285,000



**Fron Heulog 17 Ffrydan Road, Bala, LL23 7RY**

A very spacious three storey, five bedroom (four bathroom) semi-detached house, located on the periphery of the town and enjoying a pleasant open southerly aspect over the school playing fields and open countryside towards the Aran Mountain. The property is well presented and offers versatile accommodation which is ideal as a large family home or for a bed and breakfast business. Modernised and upgraded to present day standards it has the benefit of gas fired central heating and uPVC double glazing together with contemporary kitchen and bathroom fittings. Outside is an extensive tarmacadamed parking area with decking and flagged patio/seating area, and a garden store shed. Internal viewing is recommended in order to fully appreciate its attributes.

The ACCOMMODATION comprises:- [all measurements are approximate]

**GROUND FLOOR:**  
uPVC double glazed door with half moon light, opens to:

**Entrance Porch**  
with tiled flooring and oak panelled glazed door opening to:

**Hallway**  
with oak flooring and 1 radiator; stairway up to first floor.

**Dining Room**  
12'0" x 11'3" (3.68m x 3.45m)  
with oak flooring and panelled radiator; double glazed window to rear.

Square archway opens into the adjoining open plan lounge.

**Lounge**  
12'9" x 14'6" (3.91m x 4.42m)  
with double glazed bay window to front with vertical blinds; impressive Adam style fireplace with polished marble insert and hearth with oak surround and inset coal effect living flame electric fire; wall light points; TV point and radiator.

Twin double glazed doors from the Dining Room to the:

**Conservatory**  
10'11" x 12'11" (3.35m x 3.96m)  
with ceramic tiled flooring; wall light points and panelled radiator; double glazed windows to three sides together with twin glazed door opening out to the patio.

**Kitchen/Breakfast Room**  
20'4" x 10'5" (6.22m x 3.18m)  
with 1.5 bowl sink with drainer and mixer tap and an extensive range of matching wall cupboards and base units in a light wood grain effect with contrasting stone effect worktops; space for slot in mains gas cooker; stainless steel extractor hood and light above; space for upright fridge/freezer; void and plumbing for automatic washing machine and dishwasher; high gloss ceramic tiled flooring; downlights; panelled radiator; two double glazed windows and double glazed door out the side.

**Utility Room**  
5'8" x 4'11" (1.73m x 1.52m)  
with 'Vailant' gas fired boiler which provides the central heating and domestic hot water, with pressurised cylinder to one side; high gloss ceramic flooring to match the kitchen.

**Shower Room**  
with modern suite comprising of corner cubicle with high output shower, vanity unit with wash basin and low lever wc; extractor fan; double glazed window and radiator.

**FIRST FLOOR:**

**Split-level Landing**

**Bedroom 1**  
14'7" x 11'8" (4.45m x 3.58m)  
with double glazed bay window to front with vertical blinds; panelled radiator.

**En-Suite Bathroom**  
7'6" x 6'5" (2.29m x 1.96m)  
with white suite comprising of a 'P' shaped bath with glazed screen and high output shower unit above; tiled walls; wash hand basin and low level w.c.; double glazed window; tiled flooring and 1 radiator.

**Bedroom 2**  
12'9" x 10'2" (3.89m x 3.10m)  
with double glazed window and panelled radiator.

**Bathroom**  
10'2" x 8'5" (3.12m x 2.57m)  
with white suite comprising of large jacuzzi style corner bath; fitted cabinet to one wall incorporating a wash hand basin, large corner shower cubicle with high output shower, and low level wc; fully tiled walls; ceiling downlights; extractor fan; chrome heated towel rail; double glazed window; tiled flooring.

**SECOND FLOOR:**

**Landing**  
with fitted wardrobe and storage cupboards above having louvred doors.

**Bedroom 3**  
12'11" x 11'1" (3.96m x 3.40m)  
with double glazed window to front and panelled radiator.

**En-Suite Shower Room**  
7'1" x 5'8" (2.18m x 1.73m)  
white suite comprising of corner cubicle with electric shower, pedestal wash hand basin and w.c.; extractor fan; double glazed window; tiled flooring and radiator.

**Bedroom 4**  
12'7" x 10'0" (3.86m x 3.07m)  
with double glazed window to the rear and panelled radiator,

**Bedroom 5**  
10'5" x 8'5" (3.18m x 2.57m)  
with double glazed window and radiator.

**Attic Room**  
with access from the Landing via a fitted 'Ramsay' loft ladder; boarded floor; electric light and sockets and a large 'Velux' window.

**OUTSIDE:**  
A wide gated entrance with tarmacadamed drive and parking space for several cars. Large timber framed garden store to one side. Decking and flagged patio/sitting area.

**MATERIAL INFORMATION**

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

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

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

Currently run as a successful holiday let

Council Tax - Business Rates

Occupying a roadside position

Ample off road parking space

Viewing strictly via the selling agent





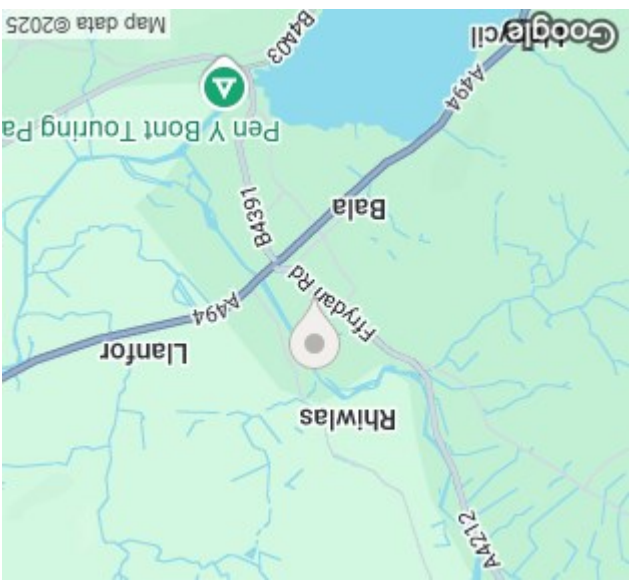




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

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		
		56 D	
			78 C



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