



Tom Parry

34, Mount Street, Bala, LL23 7RS
Offers in the region of £115,000

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Tom Parry & Co are pleased to offer this well-maintained mid-terrace house on Mount Street. Spanning approximately 700 square feet, this single fronted property features two inviting bedrooms and a comfortable reception room, making it an ideal home for small families or couples.

The house boasts a newly fitted bathroom, completed in 2025, ensuring modern convenience and style. The interior is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

The property offers a rear yard with access to a rear service lane and also includes an outbuilding, providing additional storage or potential for a workshop.

Situated within walking distance to the town centre, residents will find themselves conveniently close to a variety of amenities, including shops, cafes, and recreational facilities. The location offers the perfect blend of tranquillity and accessibility.

In summary, this two-bedroom house on Mount Street is a fantastic opportunity. With its modern updates, outdoor space, and prime location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home.

Our Ref: B840

ACCOMMODATION

The accommodation comprises of the following. All measurements are approximate:-

GROUND FLOOR

Entrance Lobby

opening to the :-

Living Room

12'1" x 11'10" (3.69m x 3.63m)

with tiled fireplace housing the mains gas fire, 1 radiator and TV point. Leading into:-

Kitchen/ Breakfast Room

11'10" x 10'1" (3.63m x 3.09m)

with hot and cold stainless steel sink, matching wall and base units incorporating oven and hob and integrated fridge/freezer, partial tiled walls, door out to rear, gas fired central heating boiler, 1 radiator and plumbing for automatic washing machine.

Bathroom / Shower Room

new modern bathroom fitted, with shower cubicle, wash hand basin and wc, tiled walls and 1 radiator

FIRST FLOOR

Bedroom 1

10'9" x 9'1" (3.29m x 2.79m)

with 1 radiator

Bedroom 2

9'6" x 9'4" (2.91m x 2.85m)

with 1 radiator and built in storage cupboards.

OUTSIDE

Concreted rear yard with disused wc.

Stone and slate store shed with loft space.

With access to rear service lane.

MATERIAL INFORMATION

Services - Mains water, electricity, drainage and gas.

Gas fired central heating and fire

UPVC double glazed doors and windows

New Bathroom fitted

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 - B

Tenure - Freehold

No Chain - Property vacant

Article 4 Directive in place for this property
(If you own a residential dwelling (which is a main home) within the Eryri National Park area and wish to change the use to a second home, short term holiday let or specific mixed use, you will be required to obtain planning permission from Eryri's National Park Authority before undertaking the change of use.
If you own a dwelling that is already in use as a second home, short term holiday let or specific mixed uses (before 1 June 2025)

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.

