



**Tom Parry**

**8 Plassey Street, Bala, LL23 7SW**  
**Offers in the region of £139,950**

## 8 Plassey Street, Bala, LL23 7SW

A fully modernised two bedroom town house located in close proximity of all the town's amenities. The property is well presented and has the benefit of gas fired central heating, double glazed windows and doors, and timber flooring throughout, and a particular attractive feature is the enclosed south facing paved and flagged rear yard/patio with bench seating and store shed. The property is well worthy of an internal inspection in order to fully appreciate its attributes.

The ACCOMMODATION comprises:- [all measurements are approximate]

### GROUND FLOOR:

#### Open Plan Living Room/Kitchen

6.62m x 5.19m (21'8" x 17'0")

with hot and cold stainless steel sink and fitted wall and base cupboards with timber work tops and incorporating electric oven and hob with cooker hood; partly tiled walls; plumbing for automatic washing machine; 3 radiators; timber flooring; store cupboard housing the gas fired central heating boiler; meter cupboard; timber display shelving; glazed patio doors out to rear.

Staircase to:

### FIRST FLOOR:

#### Landing

with 1 radiator.

#### Bathroom

with panelled bath and shower attachment, wash hand basin and wc; partly tiled walls; 1 radiator.

#### Bedroom 1

3.70m x 2.04m (12'1" x 6'8" )

with 1 radiator; timber flooring.

#### Bedroom 2

5.21m x 2.41m (17'1" x 7'10")

with 1 radiator; dual aspect; display shelving; timber flooring.

### OUTSIDE:

Paved and flagged rear yard with bench seating area. Store Shed.

### SERVICES:

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

### LOCAL AUTHORITY:

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

Council Tax Band - B

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

### MATERIAL INFORMATION

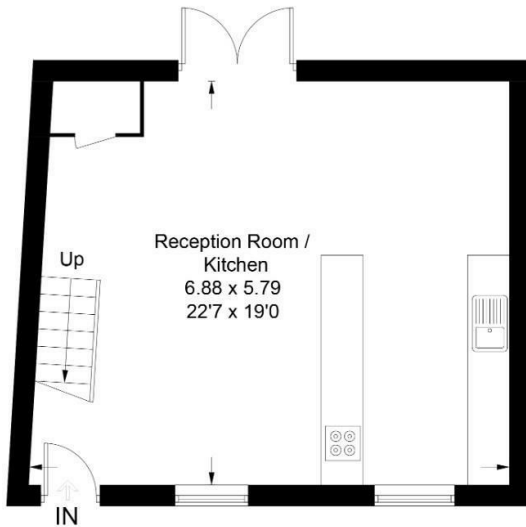
Roof is steel framed



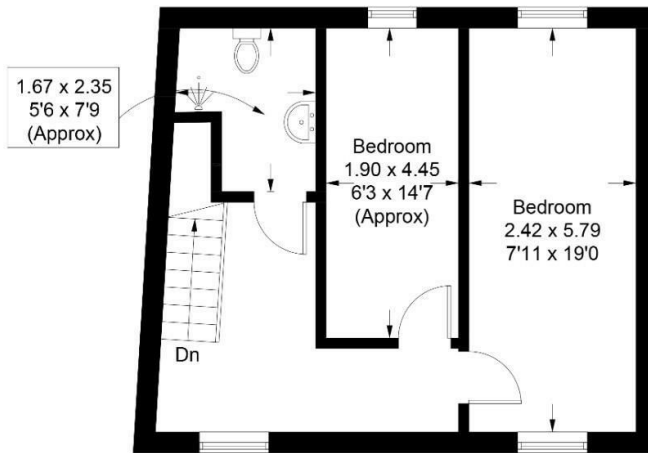


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Approximate Gross Internal Area  
78.4 sq m / 844 sq ft



**Ground Floor**  
39.4 sq m / 424 sq ft



**First Floor**  
39.0 sq m / 420 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



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**01678 521025**  
**tomparry.co.uk**