



Tom Parry

3, Tryweryn Terrace, Bala, LL23 7NN

£155,000

3 Tryweryn Terrace, Bala, LL23 7NN

A middle of a terrace of four houses. located on the northern periphery of the town, with a pleasant open outlook to the rear. The property has undergone a comprehensive programme of modernisation which includes an open plan living room and kitchen, bathroom suite and two bedrooms. To the rear of the property is a pleasant decked sitting area, which enjoys an open outlook. Internal viewing is highly recommended.

The ACCOMMODATION comprises of :- (All measurements are approximate)

GROUND FLOOR:

OPEN PLAN LIVING ROOM AND KITCHEN

36'0" x 11'8" (10.98 x 3.58)

with part timber and part tiled floor, 2 radiators, timber surround fireplace. Hot and cold stainless steel sink with matching wall and base units including Belling stove. Cupboard housing gas fired central heating boiler. Downlights and partially tiles walls.

FIRST FLOOR:

Bedroom 1

11'10" x 10'9" (3.61 x 3.28)

with 1 Radiator

Bathroom

with panelled bath and shower unit. Wash hand basin and wc. Heated towel rail.

Landing

with airing cupboard and built in wardrobe .

SECOND FLOOR:

Bedroom 2

10'10" x 10'1" (3.31 x 3.08)

with dorma window, 1 radiator, eaves storage space and feature exposed stone wall.

OUTSIDE:

Rear garden area with timber decking/seating area. Gravelled area on two levels.

SERVICES

All mains services. Gas fired central heating.

LOCAL AUTHORITY

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.
Council Tax: Band: 'A'
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

VIEWINGS BY APPOINTMENT





Tom Parry

01678 521025
tomparry.co.uk

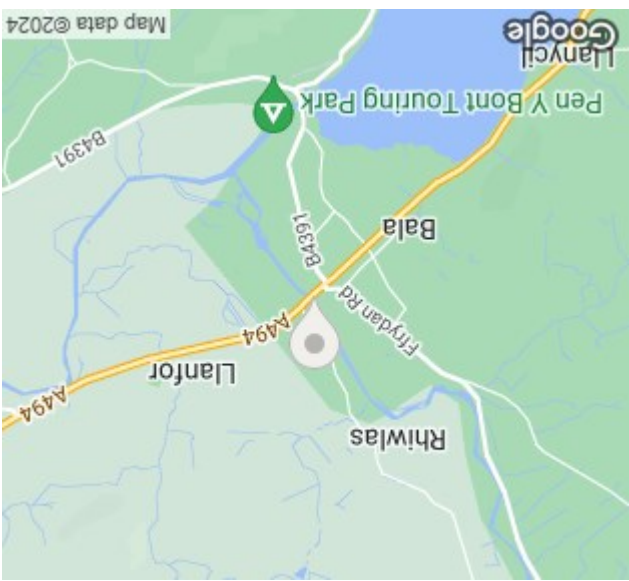


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability:

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

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		
		79 C	
		59 D	



Floor plan Awaited