



Tom Parry

Hen Ysgol, Trafalgar Street, Llandderfel, Bala, LL23 7HR

£110,000

Hen Ysgol Trafalgar Street, Llandderfel, Bala, LL23 7HR

A Grade 2 listed former village school, built in 1828. The property has been modernized and upgraded with a newly refurbished kitchen and shower room. The property is situated in a small rural village approximately 4 miles from the market town of Bala. The ground floor is of open plan featuring a garret bedroom. Internal viewing is highly recommended.

Our Ref :- B800

ACCOMODATION

The accommodation comprises the following. All measurements are approximate.

GROUND FLOOR

Entrance Hallway

with panel heater and stairway to first floor.

Shower Room

with shower cubicle, wash hand basin and wc. Partially tiled wall and store cupboard.

Living Room / Kitchen

18'2" x 14'10" (5.55 x 4.54)

open fire housing multi fuel stove. Kitchen area with hot and cold stainless steel sink, matching base units and electric oven and hob with canopy, work tops and laminated floor in kitchen area. Partially tiled wall, downlights and night storage heating.

FIRST FLOOR

Garret

15'1" x 11'6" (4.61 x 3.52)

Bedroom 1. With exposed ceiling beams, built in store cupboard, separate airing cupboard with hot water cylinder. Electric wall heater.

OUTSIDE

Gravelled garden area to the front and side with a flagged pathway

SERVICES

All mains services.

LOCAL AUTHORITY

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

Grade 2 Listed Building

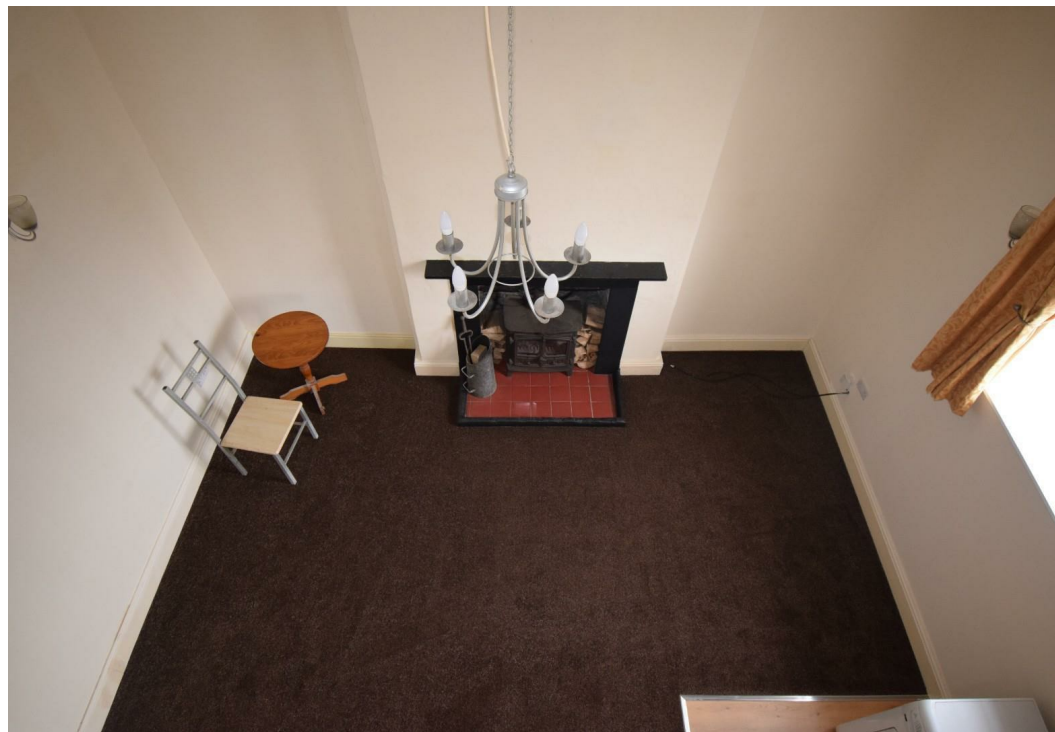
Council Tax -

Tenure - Freehold Detached Residence

VIEWING

By appointment with the selling agent.



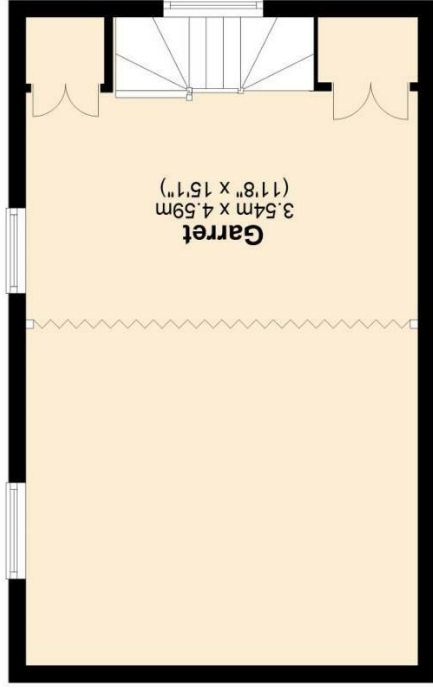




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		19 G



First Floor



Ground Floor

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