



Tom Parry

Minafon 9, Station Road, Bala, LL23 7NG

Auction Guide £160,000

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Welcome to this charming 3 storey town house located in the picturesque town of Bala. This spacious family home boasts one reception room, perfect for entertaining guests or relaxing with family, open plan kitchen and dining area along with 4 good size bedrooms ideal for a growing family or those in need of extra space. To the rear is a concreted yard area and with access to a parking area.

Situated in a town location with a road-side position, this family house offers convenient access to all amenities, making daily errands a breeze. Additionally, its proximity to Bala Lake/Llyn Tegid and open countryside provides the perfect opportunity for outdoor adventures and enjoying the beauty of nature.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Our Ref :- B818

The ACCOMMODATION comprises of:- [All measurements are approximate]

GROUND FLOOR

Entrance Porch

opening to the:

Hallway

servicing;

Living Room

14'6" x 10'0" (4.43 x 3.07)

with glazed door and 1 radiator.

Open Plan Dining Room

10'4" x 8'2" (3.17 x 2.51)

with a tiled floor and 1 radiator. Leading into:-

Kitchen

17'8" x 7'8" (5.41 x 2.36)

with hot and cold stainless steel sink, full range of fitted wall and base cupboards, oven, hob and extractor cooker hood. Partially tiled walls, gas fired central heating boiler, understairs store cupboard, utility area with plumbing for automatic washing machine, Velux window, tiled flooring and door out to rear.

FIRST FLOOR

Bedroom 1

14'0" x 10'7" (4.28 x 3.25)

with 1 Radiator.

Bedroom 2

12'9" x 8'2" (3.89 x 2.51)

with 1 Radiator.

Bathroom

with panelled bath, shower unit, wash hand basin and wc, partially tiled wall, heated towel rail.

SECOND FLOOR

Bedroom 3

14'0" x 10'8" (4.27 x 3.27)

with 1 Radiator.

Bedroom 4

12'5" x 8'3" (3.79 x 2.52)

with 1 Radiator.

Bathroom

7'8" x 5'8" (2.36 x 1.75)

with shower cubicle, wash hand basin, wc and heated towel rail.

OUTSIDE

Rear yard with storage shed and independent wc. Property newly rendered Access to rear.

MATERIAL INFORMATION

Services - Mains electric, water, gas and drainage

Gas fired central heating boiler (installed 5 years ago),

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

Council Tax - Band C

Tenure - Freehold

Viewing Arrangements - Strictly 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.

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

Floors are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under license from William Horne Energy Assessments. All rights reserved. Plan produced using Planip.

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		
		72 C	84 B

