

Tom Parry

Isgarth, 9 Cae Gwalia, Bala, LL23 7NA

£289,000

Isgarth 9 Cae Gwalia, Bala, LL23 7NA

Mae Tom Parry & Co yn falch o allu cynnig y byngalo hyfryd yma sydd wedi ei leoli ym mhentref Llanuwchllyn, ger y Bala. Lleolir y byngalo mewn ystâd dawel a deniadol. Gyda thair ystafell wely, lolfa groesawgar a chegin fodern mae'r byngalo yn berffaith i deuluoedd neu i'r rhai sy'n chwilio am fywyd tawel.

Y tu allan, mae digonedd o le parcio oddi ar y ffordd, gyda lawntiau deniadol ac ardal patio, sy'n caniatáu i chi fwynhau'r golygfeydd gwledig arbennig y tu allan drwy'r flwyddyn, tra bod yr ardal patio yn berffaith ar gyfer bwyta awyr agored.

Mae'r eiddo wedi ei gyflwyno yn dda ac yn deilwng iawn o gael ei archwilio'n fewnol.

Nestled in the charming village of Llanuwchllyn, near Bala, this delightful detached bungalow is situated in a desirable cul-de-sac. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful lifestyle. The spacious reception room provides a welcoming atmosphere, ideal for both relaxation and entertaining.

The bungalow boasts a large lawned garden, which is a true highlight of the property. The garden features a conservatory, allowing you to enjoy the beauty of the outdoors all year round, while the patio area is perfect for al fresco dining. The countryside views surrounding the property enhance the tranquil setting, making it a perfect escape from the hustle and bustle of everyday life.
In addition to its charming interior and exterior spaces, the property offers ample parking with a private drive.

This property has been well presented and well worth an inspection.

Our Ref:- B885

The ACCOMMODATION comprises of :-

All measurements are approximate

Mynedfa /Glazed Porch
Yn agor i'r cyntedd / opening to the hallway

Cyntedd / Hallway
gyda 1 rheiddiadur, cwpwrdd storio.
with 1 radiator and store cupboard/airing cupboard.

Lolfa / Lounge
20'11" x 11'2" (6.39m x 3.42m)
gyda agwedd ddwbwl, 2 rheiddiadur, lle tân o garreg.
with dual aspect, 2 radiators and stone built fireplace.

Cegin/Ystafell Fwyta - Kitchen/ Diner
11'10" x 11'3" (3.62m x 3.43m)
gyda sinc dur di-staen, cypyrddau wal ac unedau cegin, popty dwbwl a hob, rhewgell, teils i ran o'r waliau, drws yn agor i'r ystafell haul.
with hot and cold stainless steel sink unit, matching wall and base units, incorporated double oven and hob, fridge freezer, part tiled walls and door into conservatory.

Ystafell Haul / Conservatory
10'6" x 7'10" (3.21m x 2.41m)
gyda llawr teils.
with tiled flooring.

Ystafell Wely 1 / Bedroom 1
10'4" x 8'11" (3.15m x 2.73m)
gyda 1 rheiddiadur / with 1 radiator.

Ystafell Wely 2 / Bedroom 2
11'10" x 10'2" (3.63m x 3.12m)
gyda 1 rheiddiadur a 2 uned golau wal.
with 1 radiator and 2 wall lights.

Ystafell Wely 3 / Bedroom 3
21'0" x 8'0" (6.41m x 2.45m)
gyda 1 rheiddiadur , agwedd ddwbwl.
with 1 radiator and dual aspect.

Ystafell Wely 4/Swyddfa - Bedroom 4/Office/Study
10'10" x 8'2" (3.32m x 2.49m)
gyda 1 rheiddiadur a drws patio allan i'r cefn.
with 1 radiator and sliding patio door out to rear.

Ystafell Molchi / Bathroom
gyda baddon gornel, uned cawod, basn ymolchi a thoiled, teils i ran o'r waliau a 1 rheiddiadur.
with corner bath, shower cubicle, wash hand basin, wc, part tiled walls and 1 radiator.

Y TU ALLAN / OUTSIDE
gyda gardd lawnt yn amgylchynu, ardal patio, sied ardd, dreif i'r ffrynt gyda digonedd o le i barcio.
with a good sized lawned garden to the front and rear, flagged patio area, timber store shed, hard standing car parking space and boiler shed.

GWYBODAETH YCHWANEGOL / MATERIAL INFORMATION
GWASANAETHAU / SERVICES :- Trydan, dwr a charthffosiaeth cyhoeddus. Gwres canolog olew.
Mains electric, water and drainage. Oil fired central heating.

Drysau a ffenestri dwbwl UPVC double glazed windows and doors

Digonedd o le parcio /Ample off road parking space

AWRDURDOD LLEOL / LOCAL AUTHORITY
Local Authority - 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 Band - D

Tenure - Freehold

Article 4 Directive
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) the Article 4 Direction will not affect the current use.

Ymweld - Drwy appwyntiad gyda Tom Parry & Co

Viewing:- Strictly via selling agent by appointment













Floor Plan Awaited



EPC Awaited

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.

OnTheMarket.com
The Property Ombudsman
rightmove find your happy

Tom Parry
01678 521025
tomparry.co.uk