

Tom Parry

61, Blaenddol, Bala, LL23 7BE

Offers in the region of £107,500

61 Blaenddol, Bala, LL23 7BE

Nestled on the estate of Blaenddol, Bala, Tom Parry & Co are delighted to offer this mid-terrace house which presents an excellent opportunity for those seeking a family home in a desirable location. The property boasts three well-proportioned bedrooms, making it ideal for families. The property is in need of some modernisation, thus allowing plenty of scope to put your own mark on the house.

The house features a front garden that adds to its curb appeal, while the rear garden, complete with decking area, offers a wonderful outdoor area for relaxation and entertaining during the warmer months.

Situated within walking distance to the town centre, residents will enjoy easy access to local amenities, shops, and recreational facilities, enhancing the convenience of daily life. Additionally, the property is subject to a local occupancy clause under section 157 of the Housing Act 1985, ensuring that it remains a home for those with a connection to the area.

We are informed that the property is of steel framed construction.

With its ideal location and ample living space, it is a perfect choice for families looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

Our Ref:- B884

The ACCOMMODATION comprises of:-

All measurements are approximate

GROUND FLOOR

Entrance Hall
with 1 radiator.

Living Room
14'8" x x12'0" (4.49 x x3.67m)
with laminated flooring, display plinth and 1 radiator.

Kitchen/Diner
15'3" x 10'7" (4.65m x 3.23m)
with hot and cold stainless steel sink, matching wall and base units, integrated double oven, plumbing for automatic washing machine, 1 radiator, under stair cupboard and rear porch. Rear hallway with independent wc.

FIRST FLOOR

Bedroom 1
12'9" x 10'0" (3.91m x 3.07m)
with 1 radiator.

Bedroom 2
9'7" x 7'8" (2.93m x 2.35m)
with 1 radiator.

Bedroom 3
12'2" x 11'0" (3.72m x 3.36m)
with 1 radiator.

Bathroom
panelled bath with shower attachment, wash hand basin, wc and part tiled walls. Airing cupboard housing the gas fired central heating boiler.

OUTSIDE
Lawned garden area to the front. Rear garden with decking, store shed and greenhouse.

MATERIAL INFORMATION
SERVICES:- Mains water, electricity, gas and drainage. Gas fired central heating

UPVC double glazed windows and doors

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 - B

Tenure - Freehold

The property is subject to a Local Occupancy Clause under Section 157 of the Housing Act 1985.

The the property is of steel-framed construction.

Viewing:- Strictly via selling agent by appointment







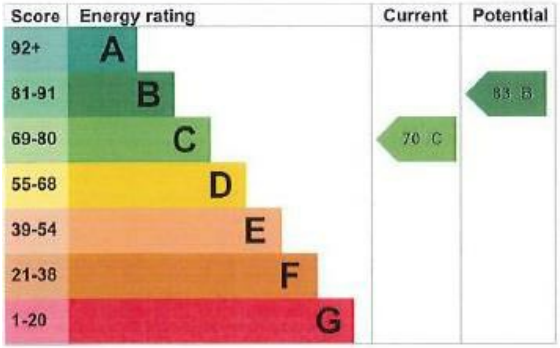






Floor Plan Awaited





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.

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