



Tom Parry

1 Fron Uchaf, Parc, Bala, LL23 7YS

By auction £160,000

1 Fron Uchaf Parc, Bala, LL23 7YS

Tom Parry & Co are delighted to offer for sale this traditional stone built semi-detached cottage situated in a rural locality and enjoying open views of the surrounding countryside. It is approached over a private farm track road from an unclassified council maintained road to the North of the village of Parc. It has been impressively upgraded and modernised to present day standards. The property is currently run as a highly successful holiday let, with excellent occupancy and revenues - further information available on request. The market town of Bala is within 4 miles for all day to day needs. Internal viewing is strongly recommended in order to fully appreciate it's attributes.

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")

The ACCOMMODATION comprises of:-

GROUND FLOOR

Entrance Porch

with slate slab floor and a single glazed door leading into:

Lounge

18'3" x 12'9" (5.57 x 3.91)

with impressive inglenook stone built fireplace housing the multi fuel stove, quarry tiled floor, exposed ceiling beams, 1 radiator, 2 hardwood framed windows, stairway up to first floor with new internal door, under-stairs storage cupboard. * NEW OIL FIRED CENTRAL HEATING INSTALLED MARCH 2025 AND NEW UPVC DOOR OUT TO REAR LEADING FROM BOTTOM OF THE STAIRS*

Kitchen

18'0" x 11'5" (5.50 x 3.48)

with single drainer stainless steel sink unit with mixer tap, a range of matching wall and base units with laminated work tops, with fridge, freezer, washing machine and tumble dryer, electric oven and ceramic hob with extractor cooker hood, partially tiled walls, tiled flooring with electric under-floor heating, exposed ceiling beams, 2 hardwood framed windows and 1 radiator.

Garden Room / Bedroom

14'0" x 12'0" (4.28 x 3.66)

with uPVC double glazed window and patio doors opening out to the front garden, store cupboard.

FIRST FLOOR

Landing

with hardwood framed window and access to loft space.

Bedroom 1

18'2" x 10'9" (5.56 x 3.30)

Has an En-Suite Bathroom comprising of modern roll top bath with mixer shower hose, wc and glass wash hand basin, exposed ceiling beams, hardwood framed window and 1 radiator.

Bedroom 2

11'9" x 9'6" (3.60 x 2.90)

*NEW INTERNAL DOOR TO BEDROOM AND NEWLY DECORATED - NEW MEASUREMENTS OF BEDROOM 2 *with hardwood framed window, exposed ceiling beams and 1 radiator.

Bedroom 3

9'7" x 7'11" (2.94 x 2.42)

WITH 1 RADIATOR AND EXPOSED CEILING BEAMS

SHOWER ROOM

1.95m x 1.30m // 6'4" x 4'3"

* NEW SHOWER CUBICLE, Wc, WASH HAND BASIN WITH VANITY UNIT, HEATED TOWEL RAIL, DOWNLIGHTS, LAMINATED FLOORING, PART TILED WALL - INSTALLED MARCH 2025.*

MATERIAL INFORMATION

OUTSIDE :- Lawned area to the front and ample hard-standing car parking area to the side. Property is approached over a private farm track/road with right of way in place. Livestock graze in the adjoining fields throughout the year, with access to a barn for shelter during winter.

SERVICES :- Mains electricity and water. Private drainage..

NEW OIL FIRED CENTRAL HEATING INSTALLED MARCH 2025

SOME REFURBISHMENT WORK HAS BEEN CARRIED OUT MARCH 2025 - noted by an * on the particulars.

New third bedroom and Shower Room added March 2025

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 - Currently Business Rates

Tenure - Freehold

Auctioneers Comments:

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 £349.00 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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Viewing strictly via 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.

Floor Plan Awaited

