

Tom Parry

14, Tan Y Foel, Bala, LL23 7DT

Offers in the region of £120,000

14 Tan Y Foel, Bala, LL23 7DT

Nestled in the quiet rural village of Llanfor, near Bala, this three-bedroom end of terrace house presents an excellent opportunity for families or couples to get on the property ladder. The property boasts a good-sized reception room, perfect for family gatherings or entertaining guests.

With three well-proportioned bedrooms, there is ample space for family members or guests, ensuring comfort and privacy.

One of the standout features of this home is its front and rear gardens, providing a lovely outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air.

Situated close to the picturesque market town of Bala, residents will benefit from easy access to a range of local amenities, including shops, schools, and recreational facilities.

This property lies within the designated area for section 157 of the Housing Act 1985, and as such will be subject to subsection 3 [as amended] that is to say, the house can only be disposed of to a person who, throughout the period of three years immediately preceding the application for consent to sale, either:
i. Had his place of work within the designated area [the County of Gwynedd] OR
ii. Had his only or principal home within the area [the County of Gwynedd

Our Ref:- B887

The ACCOMMODATION comprises of:-

All measurements are approximate

GROUND FLOOR

Entrance Hallway
with 1 radiator, independent wc with wash hand basin, walk in store cupboard.

Living Room / Dining
23'4" x 12'11" (7.13m x 3.96m)
with a dual aspect, 2 radiators, fireplace housing sold fuel stove with back boiler.

Kitchen
9'8" x 8'9" (2.96m x 2.67m)
with hot and cold stainless steel sink, base units and worktops, plumbing for automatic washing machine, 1 radiator, glazed door out to rear.

FIRST FLOOR

Bedroom 1
8'9" x 8'6" (2.68m x 2.60m)
with 1 radiator.

Bedroom 2
11'9" x 10'7" (3.59m x 3.25m)
with 1 radiator.

Bedroom 3
11'4" x 9'10" (3.46m x 3.00m)
with 1 radiator.

Bathroom
with panelled bath, wash hand basin, wc, heated towel rail, airing cupboard housing the cylinder immersion heater. Separate store cupboard.

OUTSIDE
with garden area to front and rear, timber store shed and fuel store area to the rear.

MATERIAL INFORMATION
SERVICES:- Mains water, electricity and drainage. Solid fuel 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:-
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Viewing:- Strictly via selling agent by appointment





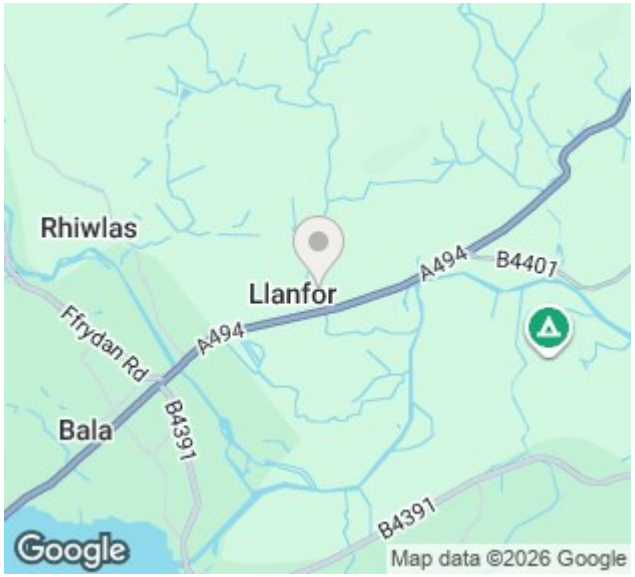


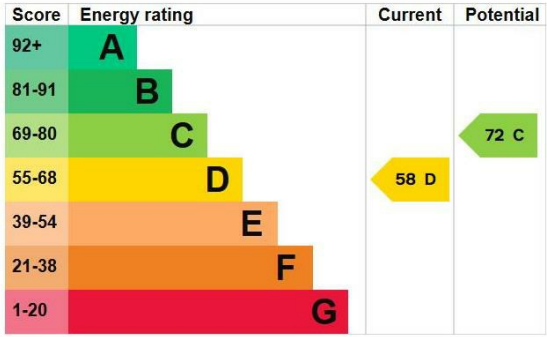






Floor Plan Awaited





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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