



Tom Parry

2 Ty Isa, Llanuwchllyn, Bala, LL23 7UB

Offers in the region of £179,500

2 Ty Isa , Llanuwchllyn, Bala, LL23 7UB

Welcome to this charming property located in the picturesque village of Llanuwchllyn. This delightful house boasts a cosy reception room, two comfortable bedrooms, and a modern bathroom, offering a perfect blend of comfort and style. New bi-fold shutter blinds have been installed throughout (July 2025). A new dishwasher has been installed September 2025 which comes with a 10 Year Warranty.

This well-maintained property provides ample room for relaxation and entertainment. The well-kept interior exudes a warm and inviting atmosphere, making it the ideal place to unwind after a long day.

New double glazing has been installed throughout the property along with a new, cost saving, electric heating system which can be worked via a smartphone app for more efficiency and accessible control for your home's heating. Both were installed June/July 2025 and comes with a 10 Year Warranty.

Situated in a village location, this property offers the tranquillity and charm of rural living while being conveniently close to local amenities. The parking space for one vehicle ensures that you have a secure place to park.

Additionally, the property has a successful history as a holiday let, presenting a fantastic opportunity for those looking to invest in a property with great potential for rental income. All furniture and contents can be bought through separate negotiation..

The ACCOMMODATION comprises:-

GROUND FLOOR

Entrance Hallway

with stable door leading into:-

Living Room

14'9" x 9'4" (4.52 x 2.86)

with stone fireplace housing the multi fuel stove. Exposed ceiling beams, electric radiator. With dual aspect.

Kitchen

9'8" x 7'11" (2.97 x 2.42)

modern wall and base units incorporating oven hob with cooker hood. Plumbing for automatic washing machine, new dishwasher installed September 2025, partially tiled walls, downlights and 1 radiator.

Bathroom

with panelled bath and shower unit, wash hand basin and wc. Partially tiled walls, heated towel rail and downlights.

FIRST FLOOR

Bedroom 1

13.7" x 8.11" (3.96m.2.13m x 2.44m.3.35m)

2 Velux windows, built in wardrobe and 1 radiator.

Bedroom 2

15.7" x 5.5" (4.57m.'2.13m x 1.52m.1.52m)

2 Velux windows,. Airing cupboard housing cylinder immersion heater.

OUTSIDE

Lawned garden to the front and with gravelled patio area. 2 store sheds, car parking area for 1 large car.

SERVICES

Mains water, electricity and drainage. Electric radiators - *New heating system installed - see MATERIAL INFORMATION*

MATERIAL INFORMATION

*NEW DOUBLE GLAZING INSTALLED THROUGHOUT PROPERTY

*NEW ELECTRIC HEATING SYSTEM INSTALLED, CAN BE WORKED VIA SMARTPHONE APP FOR MORE EFFICIENT AND ACCESSIBLE CONTROL

BOTH OF THE ABOVE INSTALLED JUNE/JULY 2025

NEW DISHWASHER INSTALLED SEPTEMBER 2025

- 10 YEAR WARRANTY ON HEATING SYSTEM, DOUBLE GLAZING AND DISHWASHER

NEW BI-FOLD SHUTTER BLINDS INSTALLED THROUGHOUT JULY 2025

Currently a Holiday Let Property

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 - Exempt (Business rates)

Tenure - Freehold

Viewing arrangements - Strictly via selling agents





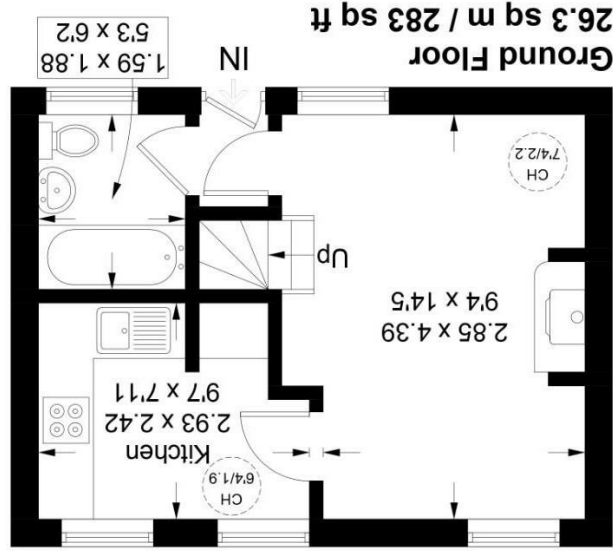
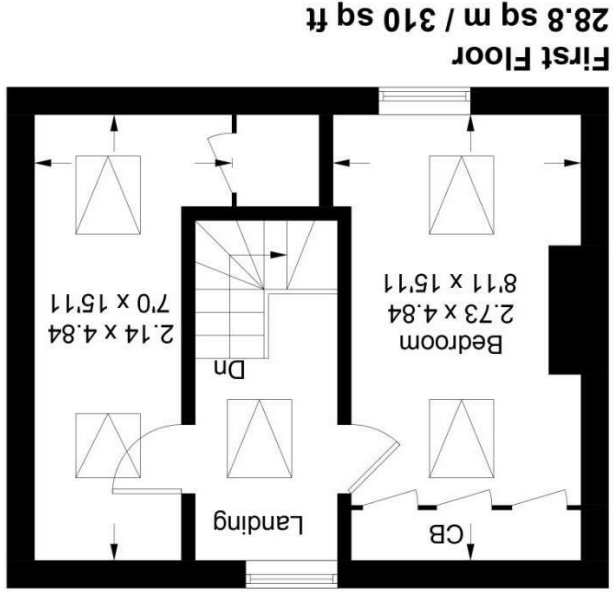


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

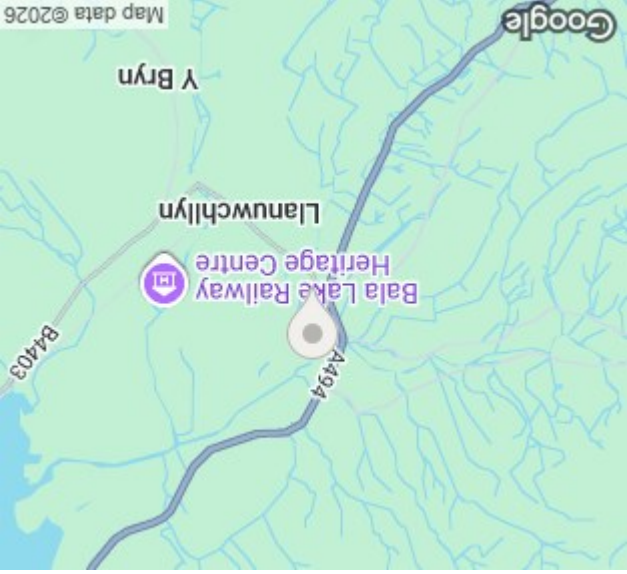
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



Illustration for identification purposes only, measurements are approximate, not to scale.



2 Ty Isa, Llanuwchllyn, BALA, LL23 7UB
Approximate Gross Internal Area 55.1 sq m / 593 sq ft



Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs:	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
79	39