

Tom Parry

Clywedog 15, Mount Street, Bala, LL23 7RS

Offers in the region of £95,000

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Tom Parry & Co are delighted to offer this traditional stone-built terraced house which presents a wonderful opportunity for first-time buyers. Spanning approximately 560 square feet, the property features two well-proportioned bedrooms and a comfortable reception room, providing a cosy yet functional living space.

While the house is in need of some upgrading, it offers a blank canvas for those looking to put their personal touch on their new home. The potential to enhance and modernise this property is significant, allowing you to create a space that truly reflects your style and preferences.

The prime town centre location ensures that you are never far from local amenities, shops, and the vibrant community that Bala has to offer. This property is not just a house; it is a chance to invest in a lifestyle filled with the charm and character of this picturesque town.

Whether you are looking to take your first step onto the property ladder or seeking a project to make your own, this terraced house is an ideal choice.

Our Ref:- B886

The ACCOMMODATION comprises of:-

All measurements are approximate

GROUND FLOOR

Living Room
11'9" x 11'0" (3.59m x 3.36m)
fireplace housing a wood burning stove, slate hearth and electric wall mounted panel heater. Laminated wood effect flooring.

Dining Room
9'4" x 8'2" (2.85m x 2.51m)
with electric wall mounted panel heater, laminated wood effect flooring, stairs up to 1st floor.

Kitchenette
9'5" x 6'11" (2.88m x 2.12m)
with matching wall and base units, enamel Belfast style sink, plumbing for automatic washing machine, integrated electric oven, hob and cooker hood. part tiled walls and tongue and groove wood cladding to ceiling. Door out to rear.

Bathroom
leading from kitchenette, shower cubicle, hot and cold wash hand basin, wc, heated towel rail, fully tiled walls, electric wall fan heater.

FIRST FLOOR

Bedroom 1
11'1" x 9'10" (3.39m x 3.00m)
with electric wall mounted panel heater.

Bedroom 2
11'1" x 8'4" (3.39m x 2.55m)
with electric wall mounted panel heater.

OUTSIDE
small rear yard with right of way access.

MATERIAL INFORMATION

SERVICES :- Mains water, electricity and drainage. Wall mounted electric panel heaters, wood burning stove.

UPVC double glazing

Internal wooden, latched feature doors

Loft space with Velux window.

TENURE:- Freehold

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 Band:- B

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) then planning not needed.

Viewing - Strictly by appointment via selling agent.







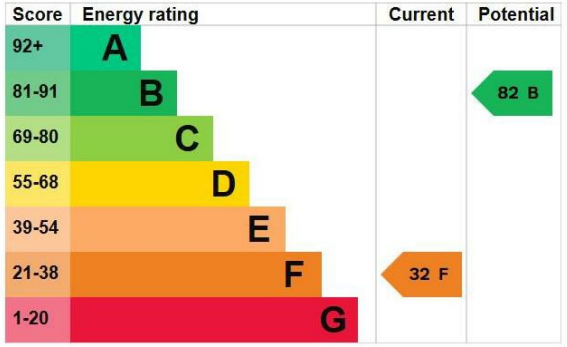






Floor Plan Awaited





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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