



**Tom Parry**

Cae'r Ynn, Ffordd Y Gerddi, Bala, LL23 7AY

**Auction Guide £175,000**

# Cae'r Ynn Ffordd Y Gerddi, Bala, LL23 7AY

Tom Parry & Co are delighted to offer this charming detached bungalow of prefabricated construction, in a popular, sought after residential area. The property presents an excellent opportunity for those seeking a spacious family home. Boasting four bedrooms, this property offers ample room for both relaxation and entertainment. The bungalow features a well-proportioned reception room, perfect for hosting guests or enjoying quiet evenings with family.

The expansive garden is a true highlight, featuring lush lawns, raised beds, and mature trees, creating a serene outdoor space for gardening enthusiasts or those who simply wish to bask in nature. The garden's size provides endless possibilities for outdoor activities, making it an ideal setting for families or individuals who appreciate the beauty of the outdoors. The property also has ample parking space available,

Conveniently located close to all local amenities and the town centre, this property ensures that you are never far from essential services, shops, and leisure facilities. Additionally, the bungalow includes a studio and workshops, offering versatile spaces that can be tailored to your needs, whether for hobbies, work, or additional storage.

While the property does require some modernisation, it holds great potential for those looking to put their personal touch on their new home.

**Our Ref:- B830**

**All measurements approximate**

**The ACCOMMODATION comprises of:-**

## **GROUND FLOOR**

**Porch / Entrance Hallway**  
with 1 radiator.

**Lounge / Living Room**  
19'10" x 17'1" (6.05 x 5.22)

L-Shaped, tiled fireplace and raised hearth and 1 radiator.

**Kitchen / Diner**  
18'11" x 9'6" (5.78 x 2.91)

Hot and cold stainless steel sink, matching wall and base units with timber effect work tops. Partial tiled walls, triple aspect and 1 radiator.

**Rear Hallway**  
with store cupboard and independent wc.

**Bedroom 1**  
14'5" x 8'10" (4.41 x 2.71)  
with 2 radiators, door to office/store room with built in cupboards.

**Bedroom 2**  
13'5" x 9'0" (4.09 x 2.76)  
with 2 radiators and built in wardrobe.

**Bedroom 3**  
15'9" x 8'11" (4.82 x 2.73)  
with 2 radiators and dual aspect.

**Bedroom 4**  
10'5" x 7'8" (3.20 x 2.36)  
with 2 radiators.

**Studio**  
18'6" x 10'7" (5.66 x 3.23)  
work studio, with dormer window.

**Rear Access**  
with small utility area and independent wc and wash hand basin.

**Bathroom**  
with shower cubicle, wash hand basin, wc, panel heater and airing cupboard housing the immersion heater.

**Workshop**  
16'10" x 10'4" (5.15 x 3.16)  
with workbenches and fitted shelving. Door out to rear.

**OUTSIDE**  
Good sized gardens to front and rear, lawns with mature trees and shrubbery, flagged patio area, store shed, gravelled car parking space.

## **MATERIAL INFORMATION**

Services :- Mains electricity, water and drainage. Gas available.

Electric panelled heaters.

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.

Council Tax: Band: E

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

## **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) .

Tenure :- Freehold

Detached bungalow of prefabricated construction and built around 1972

Ample Parking Space

With Vacant Possession

Viewing - Strictly via the selling agent

## **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.





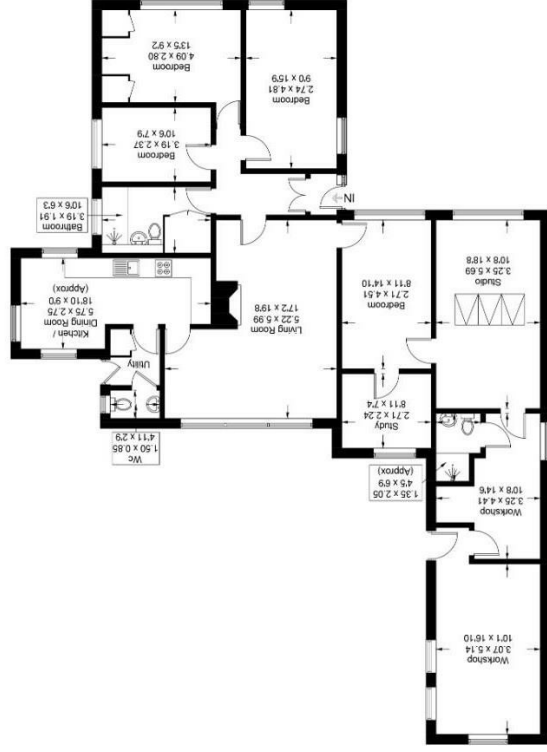


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

working ability.

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

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



Approximate Gross Internal Area = 163.8 sq m / 1763 sq ft

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Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (56-68)	
E (39-54)	
F (21-38)	
G (1-20)	17
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

