



# Tom Parry

1, Mawnog Fach, Bala, LL23 7YY  
Offers in the region of £265,000

# 1 Mawnog Fach, Bala, LL23 7YY

Tom Parry & Co are delighted to offer this detached bungalow which offers a perfect blend of comfort and convenience. Spanning an impressive 926 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Situated on a popular residential estate, this bungalow enjoys a prime location on the periphery of town, ensuring a peaceful environment while still being within walking distance to all essential amenities. The property boasts ample parking for up to three vehicles, adding to its practicality.

The outdoor space is truly a highlight, with a garden area that encompasses the front and rear of the property. There is also an option to buy from the vendor, an adjacent garden area which is a fenced in/ hedge enclosure with a mature orchard as well as ample space for growing your own vegetables. This adjacent garden area has a separate gate for access.

The bungalow is equipped with gas-fired central heating, ensuring warmth and comfort throughout the colder months. Additionally, the windows and doors are made from durable uPVC, providing both energy efficiency and low maintenance.

This charming bungalow in Mawnog Fach presents an excellent opportunity for those looking to settle in a serene yet accessible location. With its spacious layout, lovely garden, and convenient amenities nearby, it is a property not to be missed.

## Our Ref:- B850

### ACCOMMODATION comprises of:-

All measurements are approximate:-

### GROUND FLOOR

#### UPVC Conservatory/Dining Area

18'2" x 7'8" (5.54m x 2.36m)

With log burner, downlights and double doors to front and separate double doors out to lean-to utility area. With triple aspect.

#### Kitchen/ Breakfast Room

11'11" x 7'10" (3.64m x 2.40m)

Open plan, with hot and cold stainless steel sink unit, matching wall and base units with worktops, wall mounted Worcester boiler supplying the domestic hot water and central heating system, partly tiled walls, built in fridge freezer.

#### Inner Hallway

With telephone point, airing cupboard housing the hot water cylinder/immersion heater.

#### Lounge

15'7" x 11'11" (4.75m x 3.65m)

With 1 radiator and views towards Bala Lake/Llyn Tegid.

#### Bedroom 1

11'9" x 9'1" (3.59m x 2.79m)

With 1 radiator and fitted hand rail.

#### Bedroom 2

11'9" x 9'11" (3.59m x 3.04m)

With 1 radiator

#### Bedroom 3

11'9" x 6'4" (3.59m x 1.95m)

With 1 radiator

#### Bathroom

With panelled bath, wash hand basin, wc, heated towel rail, part tiled wall and access to a fully tiled shower/wet room.

#### Lean-to Utility Room

With hot and cold stainless steel sink and plumbing for automatic washing machine. Sliding door out to rear garden area.

### OUTSIDE

Good sized grassed and flagged garden areas to the front and rear with a small stream running at the far end of the garden area. Double garage, log store, wooden storage shed, driveway with ample parking space for 3 - 4 cars.

### SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

### MATERIAL INFORMATION

\*\*There is also an OPTION TO BUY from the vendor, an adjacent garden area which is a fenced in/ hedge enclosure with a mature orchard as well as ample space for growing your own vegetables. This adjacent garden area has a gate access from the bungalow. There is also a separate gate access, sold with no vehicular access. Potential buyer would need to apply to Gwynedd Council to create such access. Buyer of bungalow will have first option to buy\*\*

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 D

Tenure - Freehold

#### Article 4 Directive in place for this property:-

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.

Viewing strictly via the selling agent.





tomparry.co.uk  
01678 521025

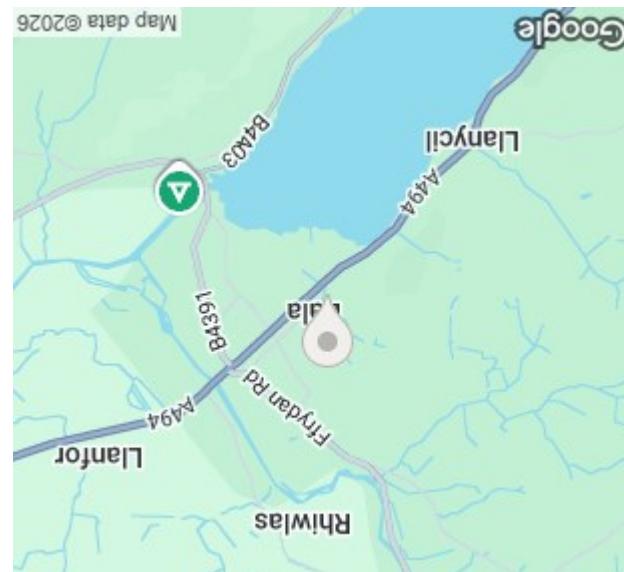
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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Home Plan Awaited