



**Tom Parry**

**1 Glan Tegid, Llanuwchllyn, Bala, LL23 7TY**  
**Offers in the region of £149,000**

# 1 Glan Tegid , Llanuwchllyn, Bala, LL23 7TY

Nestled in the charming rural village of Llanuwchllyn, this semi-detached house offers a delightful blend of character and potential, making it ideal for a family home. The property is within walking distance to village amenities and local village school.

As you enter, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The layout provides ample space for family gatherings or quiet evenings in. The property does require modernization, presenting a fantastic opportunity for those looking to put their personal touch on a home.

The bedrooms boast stunning views and these scenic backdrops create a tranquil atmosphere, enhancing the appeal of this lovely residence.

Outside, the rear garden provides a generous space for children to play or for gardening enthusiasts to cultivate their green fingers. The property is well-suited for families seeking a peaceful lifestyle in a picturesque setting.

In summary, this semi-detached house in Llanuwchllyn is a wonderful opportunity for those looking to create their dream home in a beautiful rural location. With its spacious layout, stunning views, and potential for modernization, it is a property not to be missed.

**Our Ref:- B846**

**The ACCOMMODATION comprises of:-**

**All measurements are approximate.**

## GROUND FLOOR

**Porch leading into:-**

### Entrance Hallway

with night storage heater and telephone point.

### Front Sitting Room

11'6" x 10'7" (3.52 x 3.25)

with tiled fire place and raised hearth, built in cupboard and night storage heater.

### Living Room

11'9" x 12'0" (3.59 x 3.66)

with tiled fire place and raised hearth, built in cupboards either side of fireplace and night storage heater.

### Kitchenette

10'2" x 6'10" (3.10 x 2.10)

L-shape, hot and cold stainless steel sink, wall and base units, plumbing for automatic washing machine, night storage heater and under stairs cupboard.

### Lean-to Conservatory

9'1" x 5'9" (2.77 x 1.76)

leading from kitchenette, access down to rear garden.

## FIRST FLOOR

### Bedroom 1

9'10" x 10'9" (3.00 x 3.30)

with views towards the Aran mountain.

### Bedroom 2

9'2" x 6'9" (2.80 x 2.06)

with views towards the Aran mountain.

### Bedroom 3

11'9" x 10'0" (3.59 x 3.07)

with views of Bala Lake and surrounding countryside.

### Landing Area

with night storage heater and cupboard housing the immersion heater.

### Bathroom

with panelled bath, wash hand basin, wc, and extractor fan heater.

## OUTSIDE

small front garden, rear lawned garden with mature shrubbery, semi dilapidated brick store shed which was a former wc and wooden store shed. Right of way access from neighbouring property.

## MATERIAL INFORMATION

SERVICES:- Mains water, electricity and drainage

UPVC doors, windows and lean-to conservatory

Tenure:- Freehold

LOCAL AUTHORITY:-

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

Article 4 Directive applies

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)

Rural village location with spectacular views of the local countryside, mountains and Bala Lake

Viewing - Strictly via selling agent.





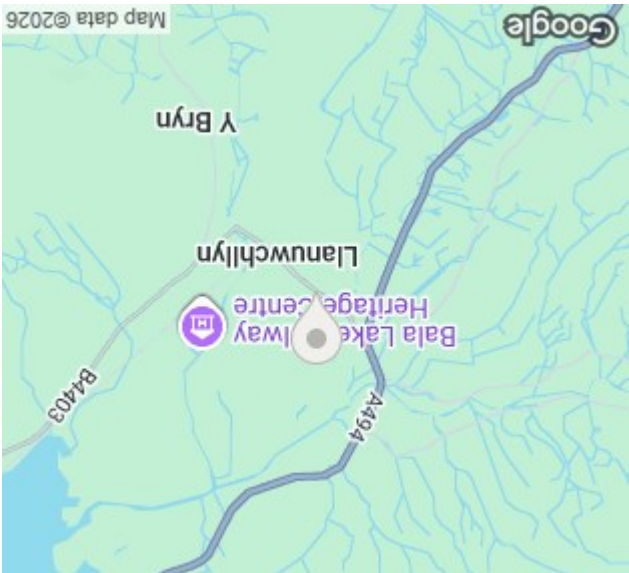
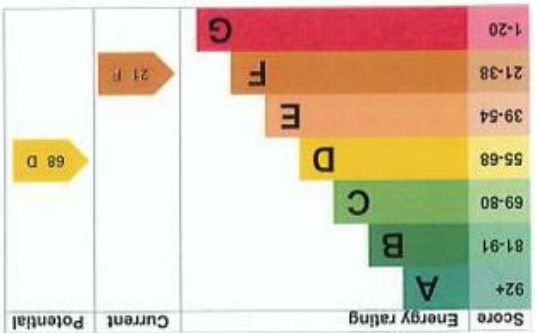
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THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.



Floor plan Awaited