

Tom Parry

Ty Canol, 6 Parc Cottages, Parc, Bala, LL23 7YP

£95,000

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Solidly built of stone walls under a slated roof, this inner terrace cottage stands in the centre of the quiet and unspoilt rural village of Parc, being some 3 miles from the market town of Bala. Ty Canol, has been fully and tastefully modernised, yet still retains much of its original character and charm, with a wealth of open beams and a pitch pine staircase and doors. It has the benefit of double glazed windows and Economy 7 electric night storage heating, and an ingle-nook fireplace houses the multi-fuel stove. The property is well worthy of an internal inspection.

The ACCOMMODATION comprises:-

OUR REF: 889

GROUND FLOOR:

Open Plan Kitchen/Living Room
17'11" x 10'9" (5.48 x 3.28m)
with inglenook fireplace housing the multi fuel stove; tiled flooring; exposed ceiling beams; broom cupboard; night storage heater; hot and cold enamel sink, with modern base cupboards incorporating electric oven and hob, and integrated fridge and work tops.

turned staircase to:

FIRST FLOOR:

Landing
with Velux window and pitch pine staircase.

Bedroom
10'11" x 9'1" (3.33m x 2.77m)
with built-in wardrobe and night storage heater.

Bathroom
with shower cubicle, wash hand basin and wc.

SERVICES:
Mains water and electricity. Septic tank drainage. Electric night storage heating.

LOCAL AUTHORITY:
Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.
Council Tax: Band: 'A'.
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274





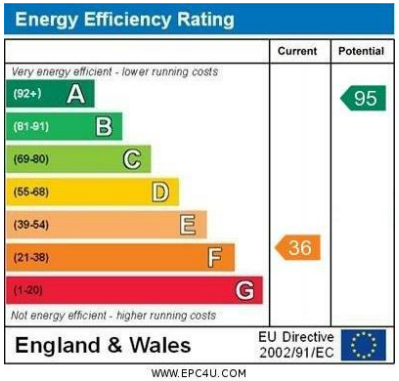












NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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