



**Tom Parry**

**11, Maes Tegid, Bala, LL23 7BF**  
**Offers in the region of £360,000**

# 11 Maes Tegid, Bala, LL23 7BF

Tom Parry & Co are delighted to present this charming detached bungalow which offers a delightful blend of comfort and convenience. With its prime quiet corner position, the property enjoys a peaceful setting while being just a short stroll from the vibrant town centre and the picturesque Bala Lake.

This well-maintained bungalow features spacious bedrooms, providing ample room for family living or guests. The generous lounge serves as a welcoming space for relaxation and social gatherings, while the kitchen is well-equipped for culinary pursuits. The layout is thoughtfully designed to ensure a harmonious flow throughout the home.

Outside, the property boasts a lovely lawned garden area, perfect for enjoying the fresh air or hosting summer barbecues. The private driveway offers ample parking space for a number of vehicles (caravan/motor home etc) adding to the convenience of this delightful residence. Additionally, the flagged patio area provides an ideal spot for outdoor dining or simply unwinding in the sun.

This bungalow is not just a home; it is a lifestyle choice, offering the perfect balance of tranquillity and accessibility.

Bungalows are a rare commodity rarely becoming available in this town. Don't miss out on the opportunity to purchase a bungalow in this quiet cul-de-sac!

**Our Ref:- B868**

**The ACCOMMODATION comprises of:-**

**All measurements are approximate**

## GROUND FLOOR

### Entrance Porch

with hardwood door and stained glass panels opening to the:-

### Hallway

with airing cupboard off with shelving and radiator, ceiling hatch to roof void. Leading into:-

### Lounge

**19'9" x 13'0" (6.02m x 3.98m)**

with bay window, marble effect fireplace and hearth housing the coal effect mains gas fire, TV aerial point and 1 radiator.

### Kitchen

**14'0" x 11'2" (4.27m x 3.41m)**

with single drainer stainless steel sink unit with mixer tap, matching wall and base units with worktops and incorporating an integrated dishwasher, double oven and grill and gas hob. Part tiled walls and 1 radiator.

### Dining/Breakfast Room

**8'11" x 9'2" (2.72m x 2.80m)**

with laminated flooring, 1 radiator, double glazed sliding patio doors opening out to rear garden

### Independent WC

with WC, pedestal wash hand basin, tiled floor and 1 radiator.

### Utility Room

with plumbing for automatic washing machine, space for tumble dryer, work top, tiled flooring, door way out to rear and connecting door to adjoining garage.

### Bedroom 1

**13'2" x 11'7" (4.02m x 3.55m)**

with two built-in double door wardrobes, 1 radiator and connecting door to:-

### Bathroom/Shower Room

**9'0" x 9'0" (2.76m x 2.76m)**

with spa bath, corner glazed shower cubicle with electric shower, vanity wash hand basin with cupboard below, wc, ceramic tiled floor, vanity mirror with lighting, shelving unit and electric shaver point.

### Bedroom 2

**14'9" x 10'4" (4.52m x 3.16m)**

with 1 radiator.

### Bedroom 3

**8'3" x 11'2" (2.53m x 3.41m)**

L-shaped and with 1 radiator.

### Adjoining Garage

**16'8" x 9'5" (5.10m x 2.89m)**

with up and over door, light and power connected, wall mounted gas fired central heating combi-boiler.

### OUTSIDE

Blocked paved private driveway providing ample car parking space, paved pathways to rear garden, lawned area with mature shrubs, flower borders, flagged patio area, store shed, outside water tap and lighting.

### MATERIAL INFORMATION

SERVICES:- Mains water, electricity, private drainage. Gas fired central heating

Double glazing

**\*\*All carpeted rooms - Recently re-carpeted with neutral coloured carpet\*\***

Ample parking space

Occupying a corner and quiet position

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 - E

### Article 4 Directive Applies On 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.

Tenure - Freehold

Private driveway

Viewing - Strictly via selling agent





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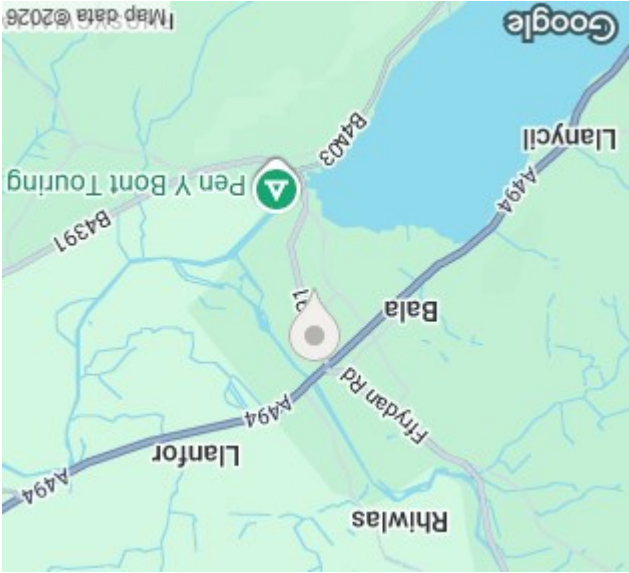
01678 521025  
tomparry.co.uk



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



Floor plan Awaited