



# Tom Parry

15, Aran Street, Bala, LL23 7SP  
Offers in the region of £135,000



## 15 Aran Street, Bala, LL23 7SP

Nestled in the charming town of Bala, 15 Heol Aran presents an excellent opportunity for those seeking a comfortable home. This mid-terrace house boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. The property features a welcoming reception room, perfect for relaxation or entertaining guests.

One of the standout features of this home is its proximity to the town centre, allowing residents to enjoy easy access to a variety of amenities, including shops, cafes, and recreational facilities. The location is not only convenient but also offers delightful open aspect views to the rear, overlooking the picturesque Bala Lake.

The house is equipped with UPVC double glazed windows, ensuring warmth and energy efficiency throughout the year. Additionally, the gas-fired central heating system guarantees a cosy atmosphere during the colder months.

This property is well worth a viewing, as it combines comfort, convenience, and stunning views in one appealing package. Don't miss the chance to make it your own.

Our Ref:- B856

The ACCOMMODATION comprises of:-

All measurements are approximate.

### GROUND FLOOR:

**Front Entrance Door**  
to:

#### Living Room

13'3" x 10'5" (4.06m x 3.20)

with exposed ceiling beams; slate tiled flooring; mains gas fire; 1 radiator.

#### Dining Room

12'7" x 7'8" (3.85m x 2.36m)

with 1 radiator, slate tiled flooring; and under stairs store area.

#### Kitchen

6'6" x 5'6" (2.00m x 1.69m)

with hot and cold stainless steel sink and wall and base units; partly tiled walls; slate tiled flooring; water meter; door out to rear.

### FIRST FLOOR:

#### Landing

with radiator

#### Bedroom 1

13'6" x 10'3" (4.13m x 3.13m)

with built-in wardrobe and 1 radiator.

#### Bathroom

with shower cubicle, wash hand basin and wc; 1 radiator.

### SECOND FLOOR:

#### Landing

with shower cubicle and wall mounted "Worcester Bosch" gas fired central heating boiler.

#### Bedroom 2

12'9" x 9'10" (3.90m x 3.01m)

with built-in wardrobe; 1 radiator; exposed beam.

#### Bedroom 3

10'1" x 9'6" (3.09m x 2.90m)

with built-in wardrobe and 1 radiator.

### OUTSIDE:

Small flagged rear yard.

### MATERIAL INFORMATION

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

TENURE:- Freehold

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:- B

### 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) the Article 4 Direction will not affect the current use.

Viewing - Strictly via selling agent.







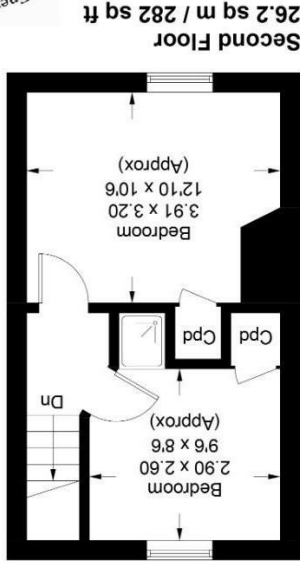
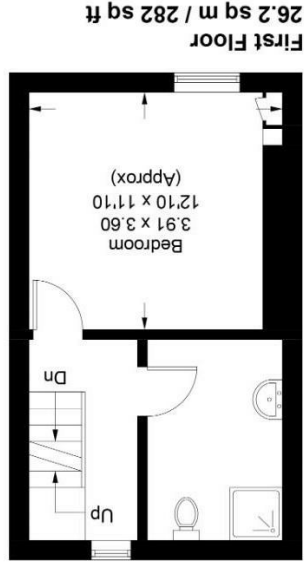
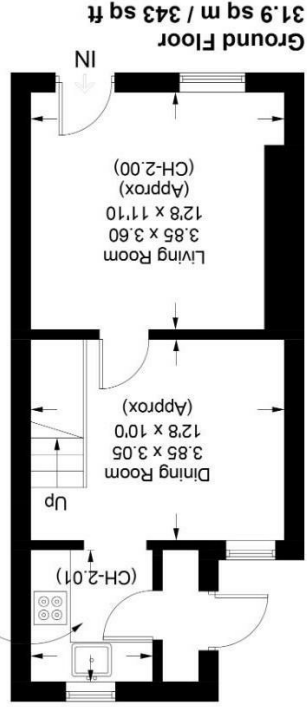


NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

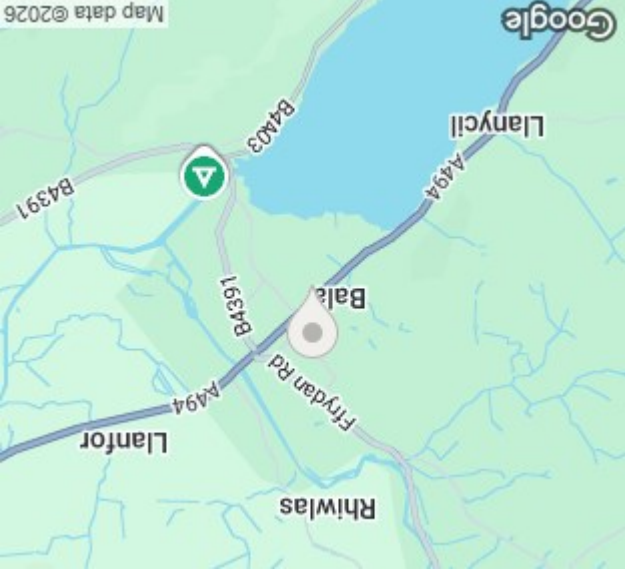
THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



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



**Caerini, 15 Aran Street, Bala, Gwynedd, LL23 7SP**  
Approximate Gross Internal Area  
84.3 sq m / 907 sq ft



| Energy Efficiency Rating                      |         |
|-----------------------------------------------|---------|
| Potential                                     | Current |
| England & Wales<br>EU Directive<br>2002/91/EC |         |
| Very energy efficient - lower running costs:  |         |
| A                                             | (92+)   |
| B                                             | (81-91) |
| C                                             | (69-80) |
| Not energy efficient - higher running costs   |         |
| D                                             | (55-68) |
| E                                             | (39-54) |
| F                                             | (21-38) |
| G                                             | (1-20)  |
| 63                                            | 87      |