Tom Parry

Yr Onnen, 12 Y Stryd Fawr, Bala, LL23 7AG

£149,500

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Located in the charming town of Bala, this well-presented mid-terrace house is a hidden gem waiting to be discovered. Boasting one reception room, two cosy bedrooms, dining room, kitchen and bathroom, this property offers comfort and convenience in one package.

Situated in a quiet town centre location, you'll find yourself just a stone's throw away from all amenities, making daily errands a breeze. The rear yard provides ample space for outdoor activities or simply enjoying a cup of tea in the fresh air.

For nature enthusiasts, the proximity to Bala Lake is a definite highlight. Imagine weekend strolls by the water's edge or picnics with loved ones in this picturesque setting.

If you're seeking a retreat with easy access to everything you need, this property is definitely worth a viewing. Don't miss out on the opportunity to make this house your home sweet home.

Our ref:- B.802

ACCOMMODATION:
The accommodation comprises the following. All measurements are approximate.

GROUND FLOOR

Living Room
13'11" x 11'3" (4.26 x 3.43)
With bay window, coal effect mains gas fire, built-in display cupboards and shelving either side, 1 radiator and exposed ceiling beams.

Dining Room
12'6" x 8'11" (3.83 x 2.74)
With exposed ceiling beams, 1 radiator and understairs store cupboard.

Kitchen
12'0" x 6'5" (3.66 x 1.98)
With hot and cold stainless steel sink, matching wall and base units and incorporating cooker and hood, partially tiled walls, pine panelled ceiling, panel heater, 'Worcester' combination central heating boiler and door leading out to rear.

Bathroom
With panelled bath and shower unit, wash hand basin and wc, fully tiled walls and heated towel rail.

FIRST FLOOR

Bedroom 1
12'11" x 11'8" (3.96 x 3.58)
With 1 radiator and exposed timber flooring.

Bedroom 2
L-Shaped, with 1 radiator and exposed timber flooring.

OUTSIDE
Rear yard with timber decking, stone built storage shed and access to rear service lane.

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

LOCAL AUTHORITY

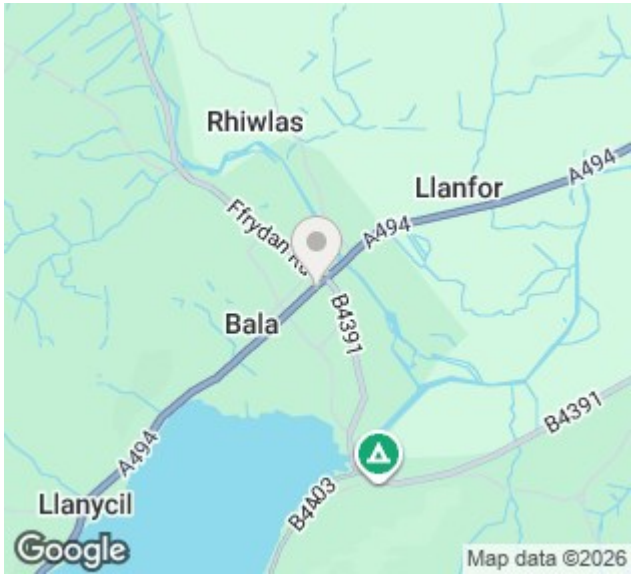
MATERIAL INFORMATION
Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.
Council Tax Band - B
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

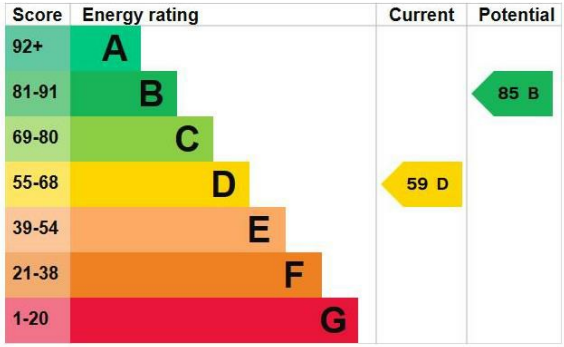
Council Tax - Band B

Tenure - Freehold

VIEWING
By appointment with the selling agent.

Floor Plan Awaited





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.

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