



## 9 Cambrian Terrace, Bala, LL23 7UT

**Offers in the region of £89,500**

- A compact and modernised inner terrace cottage occupying a convenient location just off the High Street, and within easy walking distance of all the town's amenities
  - Has the benefit of uPVC double glazing and electric heating
    - Living Room; Kitchen; Bathroom and 2 Bedrooms
    - Ideally suited for first time buyer



## GROUND FLOOR:

### Living Room

4.85m x 3.50m (15'10" x 11'5")

with a feature stone built fireplace; exposed ceiling beams; tiled floor; built-in cupboards and under stairs store cupboard; night storage heater.

### Kitchen

2.43m x 2.79m (7'11" x 9'1")

with hot and cold stainless steel sink unit and matching wall and base units with work tops; plumbing for automatic washing machine; door out to rear.

### Bathroom

with panelled bath and shower unit, wash hand basin and wc; partly tiled walls.

## FIRST FLOOR:

### Bedroom 1

3.18m x 2.62m (10'5" x 8'7" )

with cast iron fireplace and panel heater.

### Bedroom 2

2.72m x 2.34m (8'11" x 7'8" )

with built-in airing cupboard housing the hot water cylinder fitted with immersion heater.

## OUTSIDE:

Right of Way rear access.

## SERVICES:

Mains water, electricity and drainage.

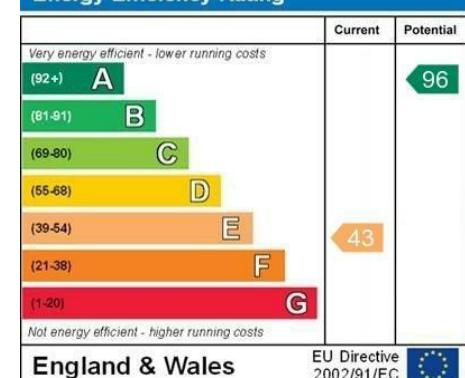
## LOCAL AUTHORITY:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Council Tax Band - A

Snowdonia National Park, National Park Offices, Penrhynedd, Gwynedd, LL48 6LF. Tel: 01766 770274



## Energy Efficiency Rating



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.



# Tom Parry

01678 521025  
tomparry.co.uk