



# Tom Parry

3, Arenig Terrace, Y Bala, LL23 7AW

Offers in the region of £59,500



### 3 Arenig Terrace, Y Bala, LL23 7AW

Tom Parry & Co are pleased to present this mid-terraced house which presents a unique opportunity for those seeking a project to make their own. With one reception room and one bedroom, this property is perfect for individuals or couples looking to create a cosy home.

The house is situated within a quaint courtyard, providing a sense of privacy while still being conveniently located within walking distance to all local amenities. This prime location allows for easy access to shops, cafes, and recreational facilities, making it an ideal spot for those who appreciate the convenience of town living.

While the property is in need of general modernization and upgrading, it offers a blank canvas for creative minds to transform it into a stylish and comfortable residence. The potential for improvement is significant, allowing you to tailor the space to your personal taste and requirements.

This property is a fantastic opportunity to invest in a home that can be shaped to your liking. Embrace the chance to breathe new life into this charming mid-terraced house and enjoy the benefits of living in the delightful market town of Bala.

**Our Ref:- B849**

**The ACCOMMODATION comprises of:-**

**All measurements are approximate**

#### GROUND FLOOR

##### Living Room

**11'4" x 9'5" (3.46 x 2.88)**

with fire place housing an electric fire, built-in cupboards, electric panel heater, exposed ceiling beams and sliding door to kitchen.

##### Kitchen

**8'9" x 7'1" (2.68 x 2.17)**

with hot and cold stainless steel sink, wall and base units, electric water heater and under stair cupboard. Door leading into:-

##### Lean-to Store Shed

**11'5" x 6'9" (3.49 x 2.07)**

with fitted shelving and electric. Door out to rear service lane.

#### FIRST FLOOR

##### Bedroom 1

**11'1" x 10'4" (3.39 x 3.17)**

with built in single wardrobe.

##### Bathroom

with shower cubicle, wash hand basin and wc.

#### MATERIAL INFORMATION

SERVICES :- Mains water, electric and drainage

TENURE :- Freehold

Article 4 Directive Applies for 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. 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)

LOCATION:- Situated within a courtyard/alley way in a quiet area of the town centre.

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 - A

Viewing - Strictly via selling agent.



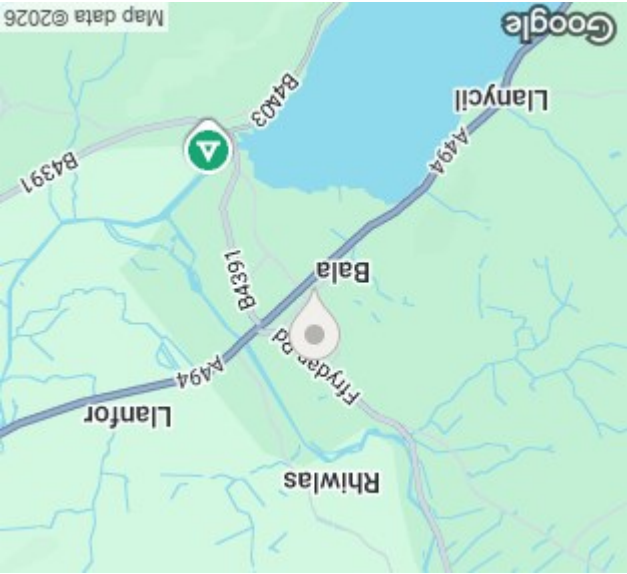






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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



Energy Efficiency Rating	
Potential	Current
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A (92+)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	45
F (21-38)	
G (1-20)	
Very energy efficient - lower running costs	