



Tom Parry

Caereini, 15 Heol Aran, Bala, LL23 7SP
Offers in the region of £120,000

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A very well presented inner terrace residence, situated in an established residential area on the outskirts of the town, yet within a few minutes walk of all amenities, and actually inside the Snowdonia National Park. The property has been tastefully modernised and upgraded over the years and has the benefit of UPVC double glazed windows and gas fired central heating, and is well worthy of internal inspection. It enjoys an open aspect to the rear towards the Lake. Some items of furniture and fittings are included in the sale.

The ACCOMMODATION comprises :-

GROUND FLOOR:

Front Entrance Door
to:

Living Room

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

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

Dining Room

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

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

Kitchen

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

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

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

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

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

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

Bedroom 3

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

with built-in wardrobe and 1 radiator.

OUTSIDE:

Small flagged rear yard.

SERVICES:

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

LOCAL AUTHORITY:

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





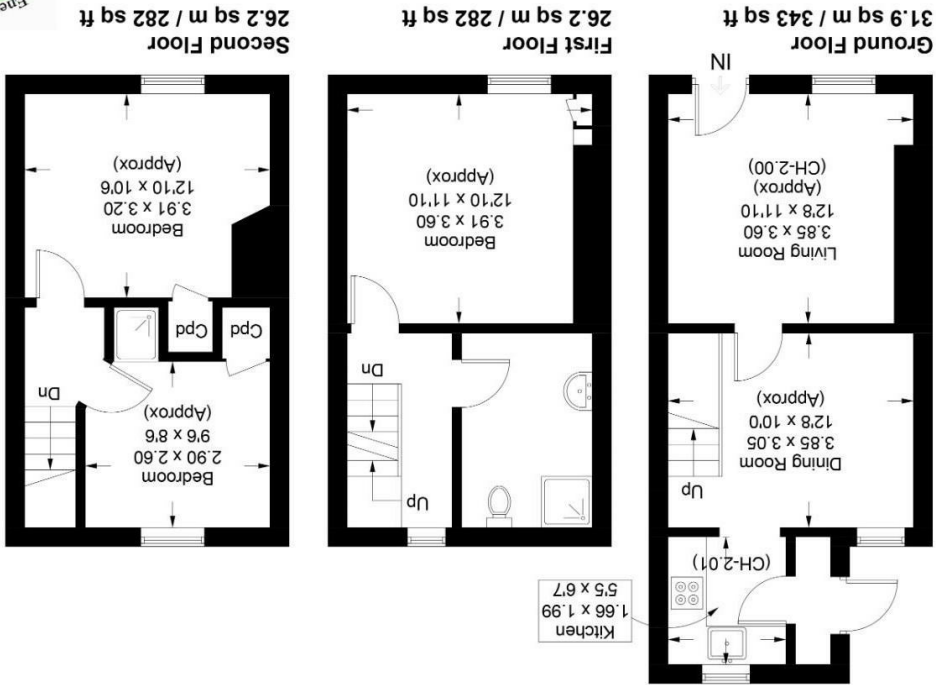


THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.



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



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