Tom Parry

11, Church Street, Llandderfel Bala, LL23 7HL

Offers in the region of £130,000

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Nestled in the charming village of Llandderfel, Bala, Tom Parry & Co are delighted to offer this mid-terrace stone cottage. As a Grade II listed building, the property boasts original features that reflect its traditional character, providing a warm and inviting atmosphere throughout.

The cottage comprises two well-proportioned bedrooms, perfect for a small family or as a cosy retreat for couples. The single reception room serves as a comfortable living space, ideal for relaxation.

One of the standout features of this home is the rear garden, which presents stunning country views, allowing you to enjoy the beauty of the surrounding landscape. This outdoor space is perfect for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

Situated in the heart of the village, the property benefits from a central location, providing easy access to local amenities and community life. The rural setting offers a peaceful lifestyle while still being within reach of the vibrant town of Bala, known for its picturesque lake and outdoor activities.

This mid-terrace cottage is an excellent choice for anyone seeking a blend of traditional charm and modern convenience in a serene village environment.

Our Ref:- B883

The ACCOMMODATION comprises of:-

All measurements are approximate.

GROUND FLOOR

Living Room
15'3" x 12'2" (4.67m x 3.73m)
with stone brick fireplace housing wood burning stove. Exposed ceiling beams, electric panel heater, quarry tiled flooring and under stair cupboard.

Kitchen
11'0" x 4'3" (3.36m x 1.31m)
with hot and cold stainless steel sink, base units with worktop, incorporated electric oven and hob, plumbing for automatic washing machine and tiled flooring.

FIRST FLOOR

Bedroom 1
12'1" x 9'11" (3.70m x 3.03m)
L-shaped, electric panel heater and built in storage cupboard.

Bedroom 2
10'11" x 9'11" (3.34m x 3.03m)
with Velux window and electric panel heater.

Bathroom
with panelled bath and shower fitting, wash hand basin and wc. Heated towel rail and part tiled walls.

OUTSIDE
Steps up to garden area to the rear, with flagged patio and lawned area. Store brick store shed, wood store sheds and right of way passage access at the rear.

MATERIAL INFORMATION
SERVICES:- Mains water, electricity and drainage.

Property sold with contents included

Grade II Listed building.

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

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

Council Tax Band - B

Tenure - Freehold - part of the property is subject to a flying freehold.

Rural location

Viewing - Strictly by appointment via the selling agent

SMILE
GOOD VIBES

Floor Plan Awaited

EPC 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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