



Tom Parry

Rhoslwyn, Tegid Street, Bala, LL23 7BJ
Offers in the region of £359,000

Rhoslwyn Tegid Street, Bala, LL23 7BJ

Tom Parry & Co are delighted to present this detached house on Tegid Street which offers a perfect blend of comfort and convenience. The property is well-maintained and provides ample space for families or those seeking a peaceful retreat.

The house features three spacious bedrooms, each designed to offer a serene atmosphere for rest and relaxation. The modern kitchen is a highlight, equipped with contemporary fittings that make cooking a pleasure. The inviting reception room serves as a welcoming space for family gatherings or entertaining guests.

The property also has a conservatory, which allows for an abundance of natural light and provides a lovely view of the surrounding garden. The front and rear gardens are generously sized, offering plenty of outdoor space for children to play or for gardening enthusiasts to indulge their green thumbs.

Parking is made easy with ample parking space, the property is situated in a quiet area, ensuring a peaceful living environment. Despite its tranquil setting, you will find that the town centre and all essential amenities are within walking distance, making daily errands and leisure activities easily accessible.

Don't miss the chance to make this lovely house your new home.

Our Ref:- B874

The ACCOMMODATION comprises of:-

All measurements are approximate

GROUND FLOOR

Stone porch entrance into:-

Entrance Hallway
with 1 radiator, under stair storage space and timber effect flooring.

Lounge
14'8" x 12'5" (4.48m x 3.80)
with dual aspect, Television point, 1 radiator.

Office/Study/Hobby Room
10'4" x 5'10" (3.16m x 1.78)
with 1 radiator.

Kitchen/Diner
19'3" x 14'0" (5.87m x 4.29m)
with central island / breakfast bar, hot and cold sink, contemporary matching wall and base units, integrated double oven and grill, separate electric hob and cooker hood, integrated dishwasher, wall mounted gas fired central heating boiler, 2 radiators, central archway feature, sliding door to conservatory, dual aspect, built in store cupboard.

Conservatory
with tiled floor and door out to rear.

Utility area
10'11" x 5'8" (3.35m x 1.73m)
with hot and cold sink, plumbing for automatic washing machine, tumble dryer space, 1 radiator, matching contemporary wall and base units, door into garage and separate door out to rear garden.

Independent WC
with hot and cold wash hand basin, vanity unit, wc, part tiled walls and 1 radiator.

FIRST FLOOR

Central landing area
with 3 Velux windows, airing cupboard housing the hot water tank.

Bedroom 1
12'6" x 14'8" (3.82m x 4.48m)
with 1 radiator and built in cupboards.

Bedroom 2
13'6" x 8'1" (4.12m x 2.48m)
with 1 radiator and part limited head room.

Bedroom 3
14'3" x 9'4" (4.36m x 2.86m)
with built in storage cupboards, eaves storage space and 1 radiator.

Bathroom
with panelled bath, shower cubicle, wc, vanity unit with hot and cold wash hand basin, heated towel rail and fully tiled walls. Laminated flooring.

OUTSIDE
Rear flagged patio area, lawned garden with mature shrubs and flower borders, timber summer house, double wooden gates out to Maes Tegid cul-de sac. Gravelled forecourt, ample parking space, up and over single garage and access to rear garden.

MATERIAL INFORMATION
SERVICES:- Mains water, electricity, gas and drainage. Gas fired central heating

UPVC double glazed windows and doors

Ample off road parking space

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 - E

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) the Article 4 Direction will not affect the current use.

Viewing:- Strictly via selling agent by appointment

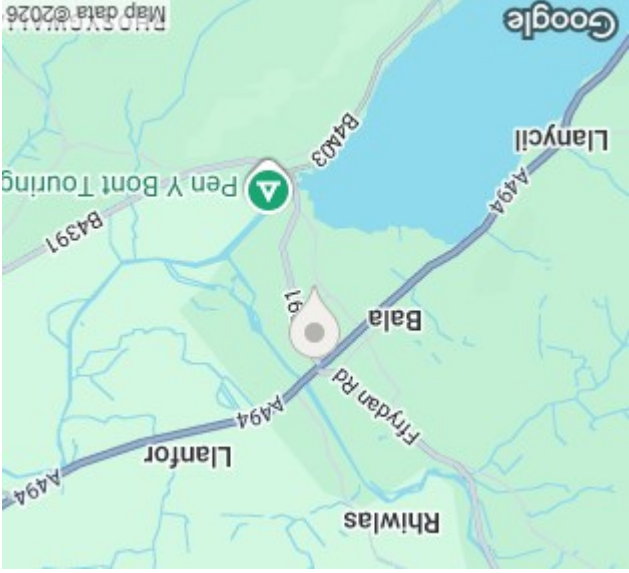






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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
EU Directive 2002/91/EC	
England & Wales	
Very energy efficient - lower running costs:	
A (92+)	76
B (81-91)	70
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-40)	
Not energy efficient - higher running costs	



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Approximate Gross Internal Area (Including Garage)
163.3 sq m / 1758 sq ft

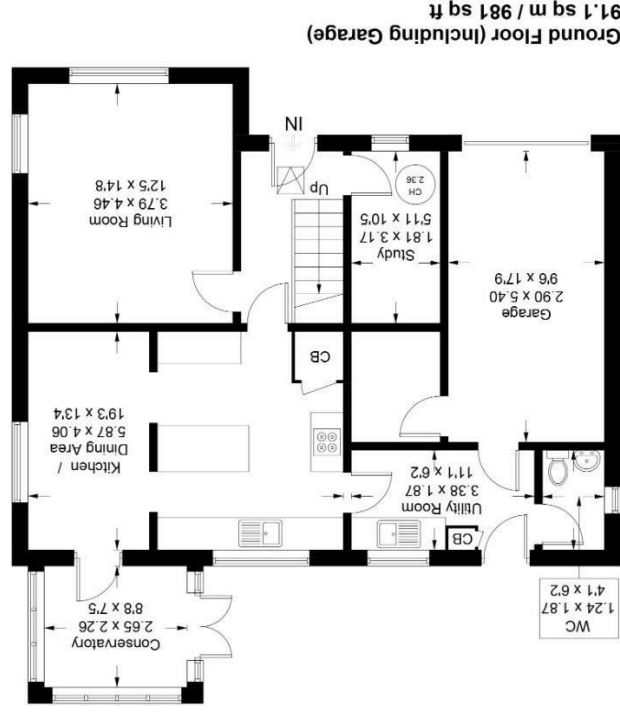


Illustration for identification purposes only.
measurements are approximate, not to scale.

