



Tom Parry

3, Castle Street, Y Bala, LL23 7UU

Offers in the region of £114,950

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Welcome to Castle Street, Y Bala - a property with great potential! This former guest house boasts 5 bedrooms, 2 bathrooms, large kitchen and separate utility area and 2 reception room (one of which is on the 1st floor), offering ample space for a growing family or those who love to entertain. The property is set under a pitched slated roof, UPVC windows and doors throughout.

Although in need of renovation and modernization, this large mid-terrace house presents a fantastic opportunity to create a bespoke home tailored to your tastes or a development project/business opportunity.

Conveniently located close to the town centre and all it's amenities. Bala Lake is within walking distance and access to the surrounding countryside is on it's doorstep.

Imagine the possibilities that come with transforming this spacious property into your dream home - the potential is truly endless!

Our Ref:- B825

The ACCOMMODATION comprises of :-

All measurements are approximate.

GROUND FLOOR

Entrance porch leading into the hallway, 1 radiator and quarry tiled flooring.

Living Room

23'9" x 10'0" (7.26 x 3.07)

Tiled fire place housing a coal effect electric fire, with dual aspect, 1 radiator and sliding patio doors out to rear.

Inner Hallway

leading into kitchen/breakfast room, with gas boiler and under stair cupboard.

Kitchen

17'5" x 13'3" (5.33 x 4.05)

Stainless steel hot and cold sink, matching wall and base units, part tiled walls, pine panelling to dado, 1 radiator, plumbing for dishwasher, tiled flooring and door out to rear.

Utility Room

9'1" x 8'5" (2.77 x 2.57)

plumbing for automatic washing machine, hand basin, pine panelling to wall and ceiling, base cupboards, door leading to garage and out to rear.

Independent wc

with wash hand basin and broom cupboard.

FIRST FLOOR

Bedroom 1

13'3" x 12'9" max (4.06 x 3.89 max)

with wash hand basin and 1 radiator.

Bedroom 2

12'9" x 7'1" max (3.90 x 2.16 max)

with 1 radiator.

Bedroom 3

18'11" x 10'11" (5.78 x 3.34)

with 1 radiator, wash hand basin, downlights. Inner landing with airing cupboard housing the immersion heater.

Bathroom 1

panelled bath with mixer shower taps, wash hand basin and wc, fully tiled walls, downlights and 1 radiator.

Shower Room/ Bathroom

with shower cubicle, wash hand basin and wc.

Inner hallway leading to:-

Living Room / Lounge

17'7" x 13'8" average (5.38 x 4.19 average)

timber fire surround with coal effect fire, dual aspect, 1 radiator and exposed ceiling beams.

SECOND FLOOR

Bedroom 4

16'4" x 10'9" (5.00 x 3.29)

with large picture window, dual aspect, built in wardrobe space and eaves cupboards.

Bedroom 5

12'10" x 11'4" (3.92 x 3.47)

L-shaped, vanity unit with wash hand basin, large picture window and built in cupboards.

OUTSIDE

Garage

21'6" x 10'10" (6.57 x 3.31)

adjacent to property, with double wooden doors and built in cupboards.

Courtyard

enclosed rear small flagged courtyard, with outside tap.

MATERIAL INFORMATION

Mains electric, water, gas and drainage.

Gas central heating.

UPVC doors and windows.

Freehold

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 - B

Viewing strictly by appointment via the selling agent.



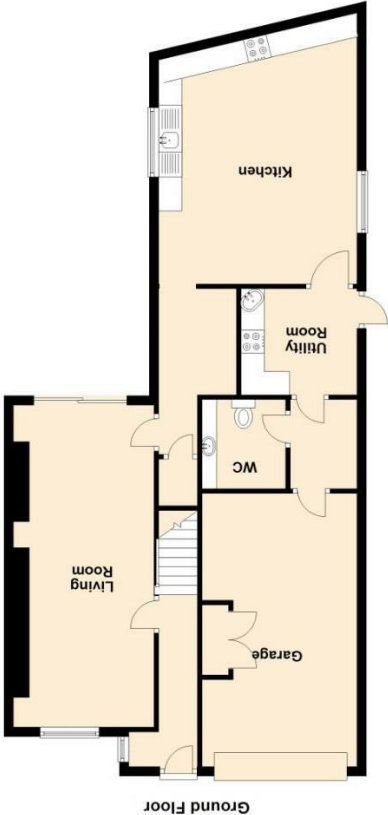




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Boundary lines and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

