

# Tom Parry



**19 Heol Aran, Bala, LL23 7SP**

**Offers in the region of £96,000**

- A freehold, inner-terrace residence, situated in an established residential area on the outskirts of the town, yet within a few minutes walk of all the town's amenities and the shores of Bala Lake.
  - Entrance Hallway; Living Room; Kitchen; Rear Hallway; Shower Room and 2 Bedrooms
  - Small yard to the rear.
- Some refurbishment would be advantageous, but it has the benefit of gas fired central heating and uPVC double glazed windows with an open rural aspect to the rear.
  - Potential for holiday let use or suitable for first time buyers



## GROUND FLOOR:

### Entrance Hallway

with stairway up to first floor; gas and electric meters.

### Living Room

4.23m x 3.90m (13'10" x 12'9")

with open fireplace and TV display plinth; 1 radiator.

### Kitchen

3.89m x 2.01m (12'9" x 6'7")

with hot and cold stainless steel sink and plumbing for automatic washing machine; wall and base units; partly tiled walls; wall mounted 'Worcester' gas fired central heating boiler; 1 radiator; exposed ceiling beams.

### Rear Hallway

with door out.

### Shower Room

with shower cubicle, wash hand basin and wc.

## FIRST FLOOR:

### Bedroom 1 [Front]

4.13m x 3.94m (l-shaped) (13'6" x 12'11" (l-shaped))

with 1 radiator and access hatch to attic space.

### Bedroom 2 [Rear]

3.92m x 2.46m (12'10" x 8'0")

with 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 - A

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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