



**Tom Parry**

6, Bro Eryl, Bala, LL23 7AS

Price £159,000

## 6 Bro Eryl, Bala, LL23 7AS

Tom Parry & Co are delighted to offer this delightful semi-detached house on Bro Eryl which offers a perfect blend of comfort and convenience. This property would be an ideal home for families or those seeking to buy their first home.

The house features a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation. With three well-proportioned bedrooms, there is ample space for everyone, and the loft area has been thoughtfully boarded out, offering an additional room that can serve various purposes, such as a study or an extra bedroom.

Rear extension leading from utility room with mains electricity and water, providing ample possibilities for making this extra space suitable to use as an extra room, office space or utility room.

The property is complemented by a spacious rear yard, which includes a decking sitting area, perfect for enjoying the outdoors during warmer months. Additionally, there are two timber workshops that can be utilised for storage or transformed into a home office, catering to your personal needs.

Situated in a quiet residential area, this end-of-terrace home is within walking distance to the town centre, providing easy access to all local amenities, shops, and services. This prime location ensures that you can enjoy the tranquillity of suburban living while still being close to the vibrant community life that Bala has to offer.

Please Note: (Local Occupancy Clause)

This property lies within the designated area for section 157 of the Housing Act 1985, and as such will be subject to subsection 3 [as amended] that is to say, the house can only be disposed of to a person who, throughout the period of three years immediately preceding the application for consent to sale, either:

- i. Had his place of work within the designated area [the County of Gwynedd]
- OR
- ii. Had his only or principal home within the area [the County of Gwynedd].

**Our Ref:- B870**

**The ACCOMMODATION comprises of:-**

**All measurements are approximate**

### GROUND FLOOR

#### Entrance Hall

with 1 radiator.

#### Living Room

12'5" x 9'11" (3.80m x 3.03m)

plus bay window, 1 radiator.

#### Kitchen / Diner

12'10" x 12'4" (3.93m x 3.77m)

with hot and cold stainless steel sink, matching wall and base units, built in cupboards, part tiled walls and 1 radiator.

#### Utility Room

8'5" x 6'9" (2.57m x 2.06m)

with work top and fitted cupboard, plumbing for automatic washing machine and under stair store cupboard.

#### Rear Extension/ Office / Utility Room

10'2" x 9'6" (3.11m x 2.91m)

rear extension leading from utility room - suitable for office. With stainless steel sink unit, worktops and fitted wall cupboard, part tiled walls and doors out to rear and side.

### FIRST FLOOR

#### Bedroom 1

11'1" x 10'5" (3.39m x 3.18m)

with 1 radiator.

#### Bedroom 2

8'11" x 7'9" (2.74m x 2.38m)

with 1 radiator.

#### Bedroom 3

12'0" x 10'0" (3.66m x 3.06m)

with airing cupboard housing the gas fired central heating boiler and 1 radiator.

#### Bathroom

with panelled bath and shower attachment, wash hand basin and heated towel rail. Independent WC.

#### Loft Space

has been boarded out as an extra room.

#### OUTSIDE

with gravelled fore garden, flagged rear yard with decking, 2 timber work shops suitable for storage/ Hobby Room or Office

#### MATERIAL INFORMATION

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

Double glazing

Rear extension

Occupying an end of terrace position

The property is an ex Local Authority owned, semi-detached house

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Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.  
Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

Council Tax Band - B

Tenure - Freehold

Viewing :- Strictly via the selling agent

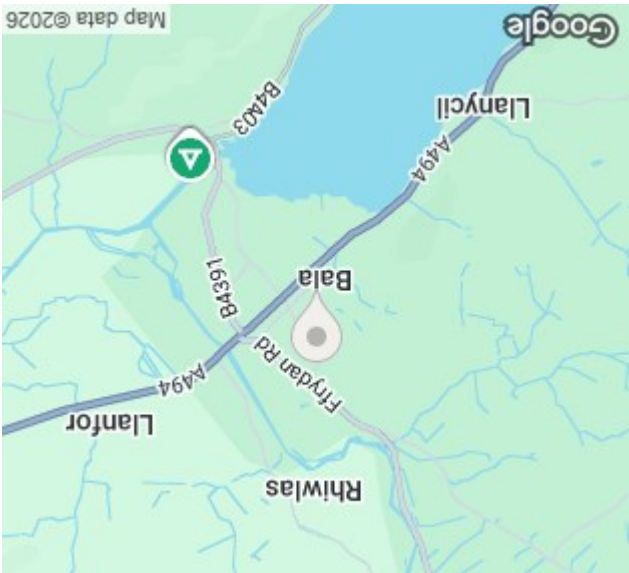
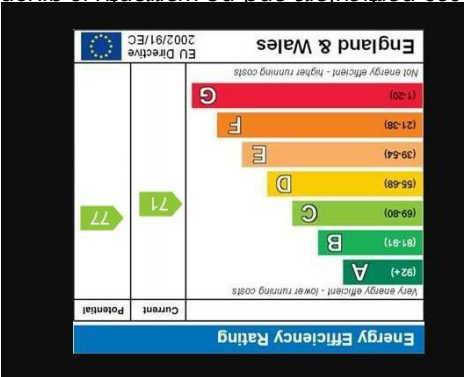






THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.



Floor plan Awaited