



# Tom Parry

23-25, Aran Street, Y Bala, LL23 7SP

Offers in the region of £70,000

## 23-25 Aran Street, Y Bala, LL23 7SP

Nestled on Aran Street in the charming town of Y Bala, this end-of-terrace cottage presents a unique opportunity for those seeking a project to transform a property into a home. Originally two separate dwellings, this spacious four-bedroom house has been converted into one, offering ample living space for families or those looking to invest in a renovation.

The property features one reception room, providing a welcoming area for relaxation and socialising. With four bedrooms, there is plenty of room for family members or guests, making it an ideal choice for those who value space. However, it is important to note that the property is in need of general refurbishment and upgrading, allowing you to put your personal touch on the home and create a living space that truly reflects your style.

Situated on the periphery of the town centre, this cottage is conveniently located within walking distance to all local amenities, ensuring that shops, schools, and recreational facilities are easily accessible. While the property does not come with parking or a garden, its prime location offers the advantage of being close to the heart of the town, where you can enjoy the vibrant community atmosphere.

This property is perfect for those with a vision and the desire to invest time and effort into a home that can be tailored to their needs. With its potential and prime location, this end-of-terrace cottage is a rare find in Y Bala. Don't miss the chance to explore the possibilities that await within these walls.

**OUR REF:- B851**

**The ACCOMMODATION comprises of:-**

**All measurements are approximate**

### GROUND FLOOR

#### Entrance Lobby

with quarry tiled floor and stairs up to Bedroom 1 and Bedroom 2

#### Kitchen

**13'8" x 8'6" (4.17m x 2.61m)**

leading in from entrance lobby, with 'Rayburn' stove, quarry tiled floor, wall and base cupboards.

#### Utility Area

with hot and cold stainless steel sink, plumbing for automatic washing machine, quarry tiled floor.

#### Bathroom

with bath and shower attachment.

#### Independent WC

leading from utility area.

#### Living Room

**21'7" x 10'4" (6.58m x 3.15m)**

with quarry tiled floor, exposed ceiling beams and solid fuel stove. Fitted shelving and under stair store cupboard.

### FIRST FLOOR

#### Bedroom 1

**13'5" x 8'8" (4.11m x 2.65m)**

with airing cupboard housing the hot and cold water tank and cast iron fireplace.

#### Bedroom 2

**12'11" x 8'4" (3.94m x 2.55m)**

#### Bedroom 3

**13'7" x 8'2" (4.15m x 2.50m)**

#### Bedroom 4

**13'8" x 13'5" (4.17m x 4.11m)**

with cast iron fireplace.

### MATERIAL INFORMATION

**SERVICES:-** Mains electricity, gas, water and drainage.

\* An end of terrace cottage which was originally two separate units but has been converted into one dwelling approximately 30 years ago.\*

\*\* Formal rear right of way shared with 21 Aran Street, accessed through poly carbonated lean-to covered walk way\*\*

**LOCAL AUTHORITY :-** 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.



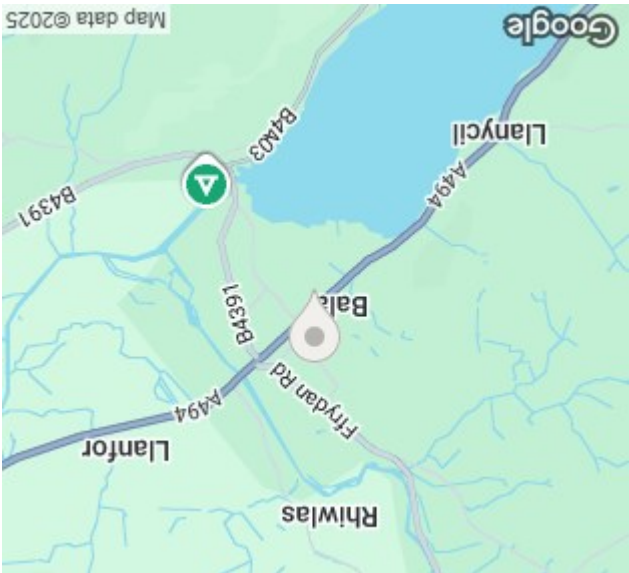




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

EPC Awaited



Floor Plan Awaited