# Tom Parry

**12, Mount Street, Bala, LL23 7RS**

**Offers in the region of £115,000**

# 12 Mount Street, Bala, LL23 7RS

Tom Parry & Co are delighted to offer this delightful end-terrace cottage situated in Mount Street, Bala. This is an unique opportunity for those seeking a quaint home with potential. The property boasts a characterful charm that is hard to find in modern builds. Spanning an area of 872 square feet, the cottage features a well-proportioned living room, a functional kitchen, two comfortable bedrooms, and a bathroom.

The location is particularly appealing, as it is just a short distance from the town centre, providing easy access to a variety of amenities, shops, and local attractions. The property benefits from gas-fired central heating and UPVC double-glazed windows, ensuring warmth and energy efficiency throughout the seasons.

While the cottage is in good condition, it does require some modernisation, allowing you the chance to put your personal touch on the space and create your home. Whether you are a first-time buyer or a small family, this property presents a wonderful opportunity to invest in a charming piece of Bala.

With its blend of historical character and modern potential, this end-terrace cottage is not to be missed.

**Our Ref:- B 852**

**The ACCOMMODATION comprises of :-**

**All measurements are approximate**

**GROUND FLOOR**

**Living Room**
13'2" x 12'11" (4.02m x 3.95m)
with open fire place, laminated flooring, under stair cupboard, stairs to first floor and 1 radiator.

**Kitchen**
14'11" x 5'4" (4.57m x 1.65m)
with hot and cold stainless steel sink, matching wall and base units, wall mounted gas fired central heating boiler, part tiled walls, tiled flooring and dual aspect.

**FIRST FLOOR**

**Landing**
with store cupboard and 1 radiator.

**Bedroom 1**
13'1" x 7'4" (4.01m x 2.24m)
with two built -in cupboards and 1 radiator.

**Bedroom 2**
10'11" x 8'7" (3.35m x 2.62m)
with exposed ceiling beams, dual aspect and 1 radiator.

**Bathroom**
with panelled bath, shower cubicle, wash hand basin and wc, fully tiled walls, 1 radiator and Velux window

**OUTSIDE**
Shared rear yard with right of way access.

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

UPVC Double glazed windows and doors.

TENURE - Freehold - part of the property is subject to a flying freehold.

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

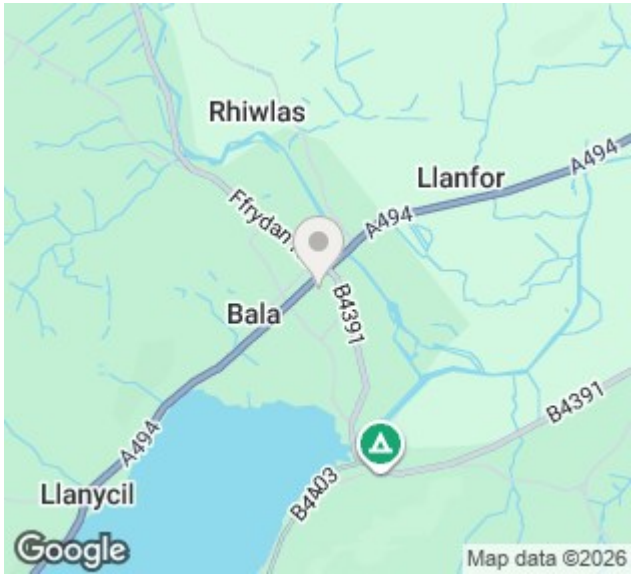
Council Tax - Band B

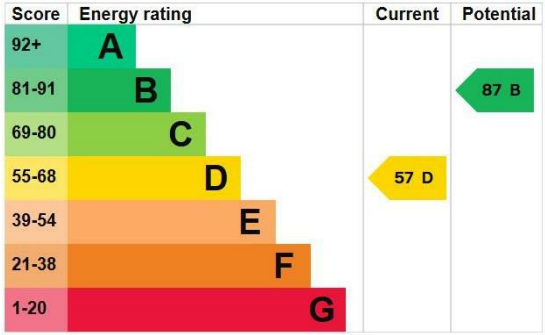
Article 4 Directive Applies for this property:-
If you own a residential dwelling (which is a main home) within the Eryri National Park area and wish to change the use to a second home, short term holiday let or specific mixed use, you will be required to obtain planning permission from Eryri's National 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)

Viewing strictly via the selling agent

BEKO

Floor Plan Awaited




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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