Tom Parry

Ty Pella, Aran Street, Bala, LL23 7TU

Offers in the region of £199,000

Ty Pella Aran Street, Bala, LL23 7TU

Tom Parry & Co are delighted to offer this well presented and fully modernised end of terrace residence situated in the quiet, rural village of Llanuwchllyn, near Bala. The residence is situated in a central location and within easy reach of all amenities.

This immaculate semi-detached house has been tastefully refurbished and decorated to a high standard and is well worthy of an internal inspection. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

Upon entering, you will find a welcoming reception room that serves as a perfect gathering space for family and friends. The modernised interior boasts tasteful décor and contemporary finishes, ensuring a comfortable and stylish living environment.

Outside, to the rear, is a delightful enclosed patio garden with a covered seating and decking area and excellent open views towards Bala Lake. You will also appreciate the convenience of an off road parking space. The surrounding area is characterised by its picturesque landscapes and tranquil atmosphere.

This property represents a wonderful opportunity to embrace a peaceful lifestyle in a beautiful setting, while still being within reach of local amenities.

Our Ref: B877

The ACCOMMODATION comprises of :-

All measurements are approximate.

GROUND FLOOR

Lounge/Living Room
18'6" x 10'10" (5.64m x 3.32)
with fireplace housing wood burning stove, dual aspect, 2 radiators, timber flooring and under stairs store cupboard.

Kitchen/Diner
18'5" x 11'9" (5.62m x 3.59m)
with hot and cold sink unit, a range of modern wall and base cupboards with wood effect worktops. Incorporated electric oven, hob and fridge freezer. Tiled flooring, part tiled walls, dual aspect and 1 radiator.

Utility Area
Lean-to utility area with plumbing for automatic washing machine and door out to rear.

FIRST FLOOR

Bedroom 1
11'8" x 9'1" (3.56m x 2.79)
with 1 radiator.

Bedroom 2
10'11" x 9'1" (3.34m x 2.78m)
with 1 radiator.

Bedroom 3
10'7" x 8'10" (3.24m x 2.71m)
with 1 radiator.

Bathroom
with panelled bath and shower unit, wash hand basin and wc, part tiled walls, heated towel rail and laminated flooring.

OUTSIDE
with a pleasant garden area to the rear with open views towards Bala Lake, covered decking area, raised flower borders, lean-to store shed and separate timber shed. Tarmacadam car parking space.

MATERIAL INFORMATION
SERVICES:- Mains water, electricity and drainage. Oil fired central heating

Double glazing

Rural village location.

Local Authority - 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 - C

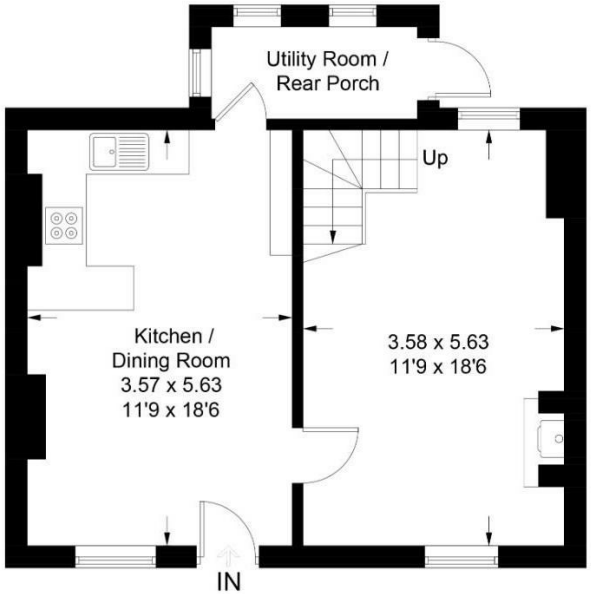
Article 4 Directive Applies On This Property
If you own a residential dwelling (which is a main home) within the Eryri National Park area and wish to change the use to a second home, short term holiday let or specific mixed use, you will be required to obtain planning permission from Eryri's National Park Authority before undertaking the change of use.

Tenure - Freehold

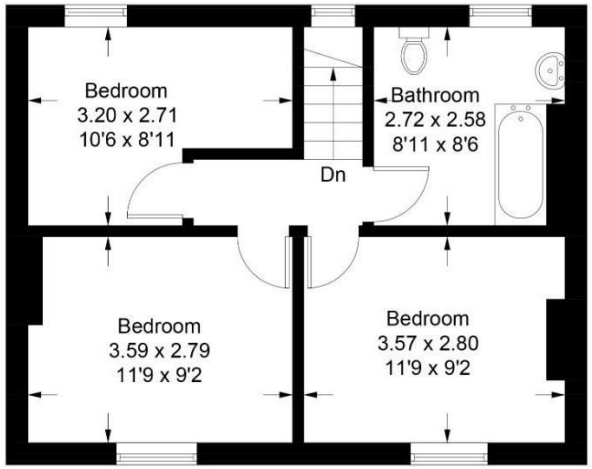
Viewing - Strictly via selling agent

Ty Pella 3 Heol Aran, Llanuwchllyn, BALA, LL23 7TU

Approximate Gross Internal Area (Including Garage)
86.6 sq m / 933 sq ft

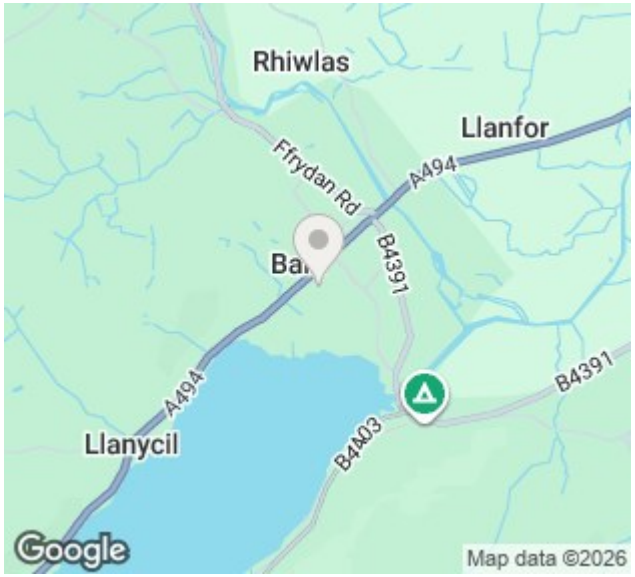


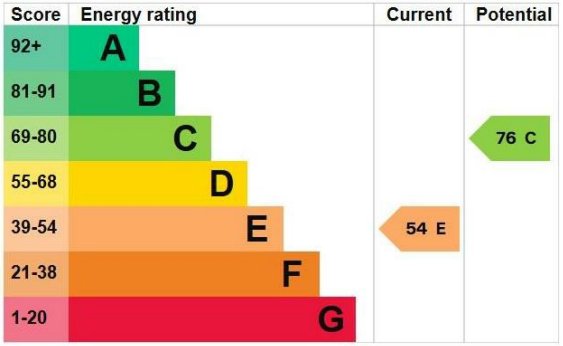
Ground Floor
45.4 sq m / 489 sq ft



First Floor
41.2 s qm / 444 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.





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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