



**Tom Parry**

**Dol Pennant, Plassey Street, Bala, LL23 7SW**

**Offers in the region of £79,500**

## Dol Pennant Plassey Street, Bala, LL23 7SW

Nestled in the heart of Bala, this charming end-terrace house presents a wonderful opportunity for those looking to invest in a property with great potential. Boasting two reception rooms and two bedrooms, this home offers ample space for comfortable living. The property features a well-appointed bathroom, making it suitable for both individuals and small families.

Situated in a prime town centre location, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and recreational facilities, all just a stone's throw away. This convenience makes it an ideal choice for first-time buyers seeking to establish themselves in a vibrant community.

While the property is in need of refurbishment and modernization, it provides a blank canvas for creative minds to transform it into their dream home. With gas-fired central heating and part double glazing already in place, the essentials are covered, allowing for a smoother renovation process.

This house is not just a property; it is a project waiting to be realised. With a little vision and effort, it can be turned into a delightful residence that reflects your personal style. If you are a first-time buyer looking for a rewarding venture, this end-terrace house on Plassey Street could be the perfect fit for you. Embrace the opportunity to create a home tailored to your needs in a fantastic location.

**Our Ref:- B864**

**The ACCOMMODATION comprises of :-**

**All measurements are approximate.**

### GROUND FLOOR

#### Entrance Hallway

with 1 radiator.

#### Sitting Room

12'3" x 8'0" (3.75m x 2.45m)

with mains gas fire, 1 radiator and meter cupboard.

#### Living Room

12'4" x 7'3" (3.76m x 2.22m)

with mains gas fire, built in cupboards and exposed ceiling beams.

#### Kitchenette

8'11" x 5'11" (2.73m x 1.82m)

with hot and cold stainless steel sink, wall and base cupboards, part tiled walls, plumbing for automatic washing machine, 1 radiator, under stairs storage area and door out to rear.

### FIRST FLOOR

#### Bedroom 1

15'8" x 12'10" (4.80m x 3.92m)

with 2 radiators.

#### Bedroom 2

12'7" x 8'3" (3.85m x 2.54m)

with 1 radiator.

#### Bathroom

with panelled bath, wash hand basin, wc and 1 radiator.

### SECOND FLOOR

#### Attic / Bedroom

14'7" x 13'1" (4.46m x 4.00m)

with eaves storage space.

### OUTSIDE

Small concreted rear yard, store shed with independent wc. Right of way access to entry.

### MATERIAL INFORMATION

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

An end of terrace property

Formal rear right of way shared with neighbouring property through entry

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

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.



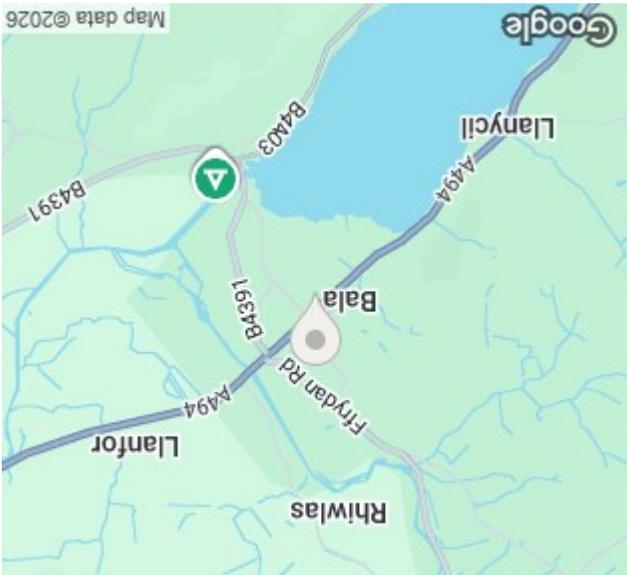




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



## Dolpennant 13 Plassey Street, Bala, Gwynedd, LL23 7SW

Approximate Gross Internal Area = 100.3 sq m / 1079 sq ft



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

