Tom Parry

15, Aran Street, Bala, LL23 7SP

Offers in the region of £125,000

15 Aran Street, Bala, LL23 7SP

Nestled in the charming town of Bala, 15 Heol Aran presents an excellent opportunity for those seeking a comfortable home. This mid-terrace house boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. The property features a welcoming reception room, perfect for relaxation or entertaining guests.

One of the standout features of this home is its proximity to the town centre, allowing residents to enjoy easy access to a variety of amenities, including shops, cafes, and recreational facilities. The location is not only convenient but also offers delightful open aspect views to the rear, overlooking the picturesque Bala Lake.

The house is equipped with UPVC double glazed windows, ensuring warmth and energy efficiency throughout the year. Additionally, the gas-fired central heating system guarantees a cosy atmosphere during the colder months.

This property is well worth a viewing, as it combines comfort, convenience, and stunning views in one appealing package. Don't miss the chance to make it your own.

Our Ref:- B856

The ACCOMMODATION comprises of;-

All measurements are approximate.

GROUND FLOOR:

Front Entrance Door
to:

Living Room
13'3" x 10'5" (4.06m x 3.20)
with exposed ceiling beams; slate tiled flooring; mains gas fire; 1 radiator.

Dining Room
12'7" x 7'8" (3.85m x 2.36m)
with 1 radiator, slate tiled flooring; and under stairs store area.

Kitchen
6'6" x 5'6" (2.00m x 1.69m)
with hot and cold stainless steel sink and wall and base units; partly tiled walls; slate tiled flooring; water meter; door out to rear.

FIRST FLOOR:

Landing
with radiator

Bedroom 1
13'6" x 10'3" (4.13m x 3.13m)
with built-in wardrobe and 1 radiator.

Bathroom
with shower cubicle, wash hand basin and wc; 1 radiator.

SECOND FLOOR:

Landing
with shower cubicle and wall mounted "Worcester Bosch" gas fired central heating boiler.

Bedroom 2
12'9" x 9'10" (3.90m x 3.01m)
with built-in wardrobe; 1 radiator; exposed beam.

Bedroom 3
10'1" x 9'6" (3.09m x 2.90m)
with built-in wardrobe and 1 radiator.

OUTSIDE:
Small flagged rear yard.

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

TENURE:- Freehold

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

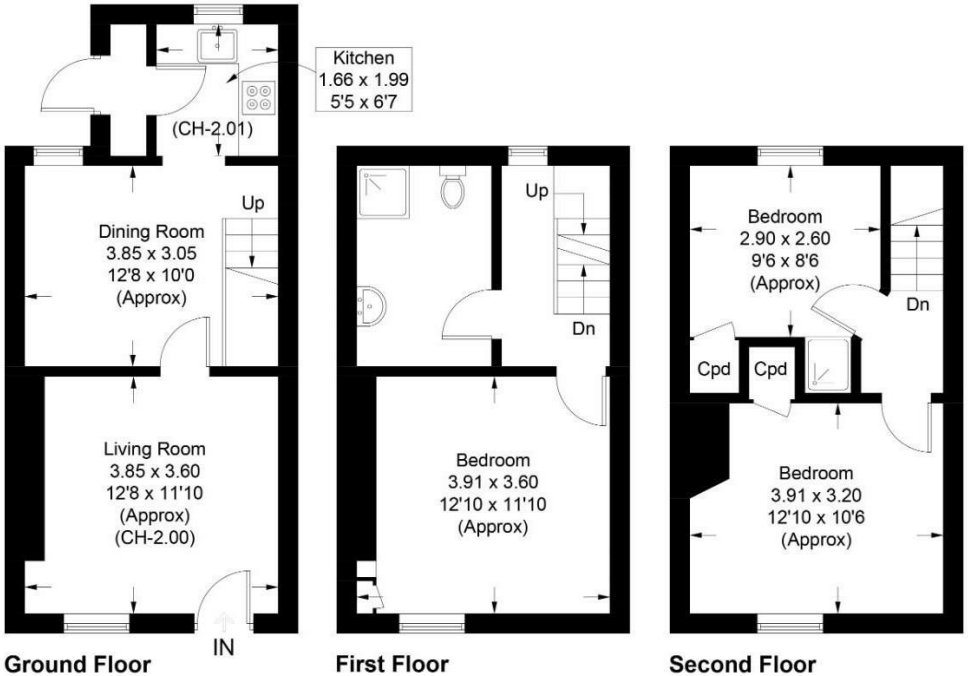
Council Tax Band:- B

Article 4 Directive - the Article 4 Direction will not affect the current use.
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) then planning not needed.

Viewing - Strictly via selling agent.

Caerini, 15 Aran Street, Bala, Gwynedd, LL23 7SP

Approximate Gross Internal Area
84.3 sq m / 907 sq ft

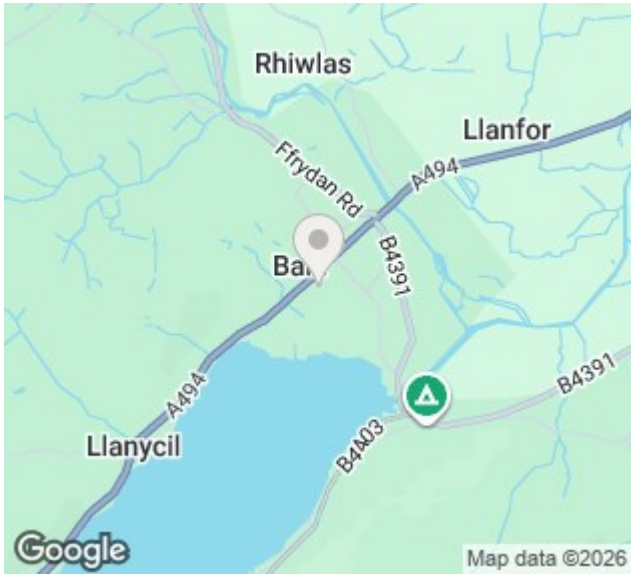


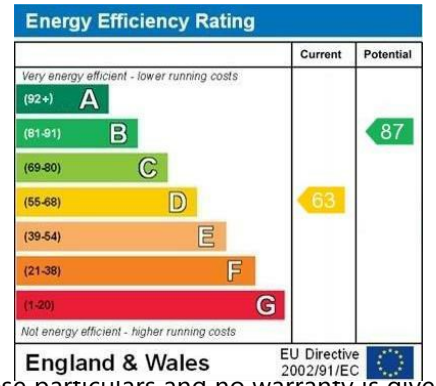
Ground Floor
31.9 sq m / 343 sq ft

First Floor
26.2 sq m / 282 sq ft

Second Floor
26.2 sq m / 282 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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