



**Tom Parry**

28, Blaen Ddol, Bala, LL23 7BB

Offers over £155,000

## 28 Blaen Ddol, Bala, LL23 7BB

Nestled in the charming area of Blaen Ddol, Bala, this well-presented end terrace house offers a delightful living experience. With three spacious bedrooms and a comfortable living room, this property is perfect for families or those seeking extra space. The house features a modern kitchen and benefits from UPVC double glazing and gas-fired central heating, ensuring warmth and comfort throughout the year.

Situated in a quiet residential area, this home provides a peaceful retreat while still being within easy walking distance to the town centre and all essential amenities. Whether you are looking for local shops, cafes, or recreational facilities, everything you need is just a short stroll away.

Additionally, the property includes parking for two vehicles, making it convenient for residents and guests alike. Internal viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Don't miss the opportunity to make this delightful property your own.

Please Note: (Local Occupancy Clause)

This property lies within the designated area for section 157 of the Housing Act 1985, and as such will be subject to subsection 3 [as amended] that is to say, the house can only be disposed of to a person who, throughout the period of three years immediately preceding the application for consent to sale, either:

i. Had his place of work within the designated area [the County of Gwynedd]

OR

ii. Had his only or principal home within the area [the County of Gwynedd].

**Our Ref:- B866**

**The ACCOMMODATION comprises of:-**

### GROUND FLOOR

#### Front Porch

with UPVC windows and door opening into porch

#### Entrance Hall

with sliding door from front porch, 1 radiator, under stair storage area,

#### Living Room

15'3" x 10'11" (4.65m x 3.35m)

with timber surround fireplace, coal effect gas fire and 1 radiator.

#### Kitchen / Diner

17'2" x 9'5" (5.25m x 2.89)

with hot and cold stainless steel sink, matching wall and base cupboards, incorporated electric oven and gas hob, part tiled walls and 1 radiator.

#### Utility Room

11'2" x 5'8" (3.42m x 1.74m)

with wall mounted gas boiler, plumbing for automatic washing machine and 1 radiator. Door leading to rear garden area

#### Independent WC

with wash hand basin, wc and 1 radiator.

### FIRST FLOOR

#### Bedroom 1

12'6" x 10'3" (3.82m x 3.13m)

with 1 radiator and built in cupboard.

#### Bedroom 2

9'6" x 6'9" (2.90m x 2.07m)

with 1 radiator.

#### Bedroom 3

11'2" x 11'0" (3.42m x 3.37m)

with 1 radiator.

#### Bathroom

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

#### OUTSIDE

Garden area to the front, side and rear. Rear garden area has store shed, small patio area and tarmacadam car parking area for 2 cars.

#### MATERIAL INFORMATION

SERVICES - All mains services and gas fired central heating.

NO CHAIN

The property is an ex Local Authority owned, semi-detached house

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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



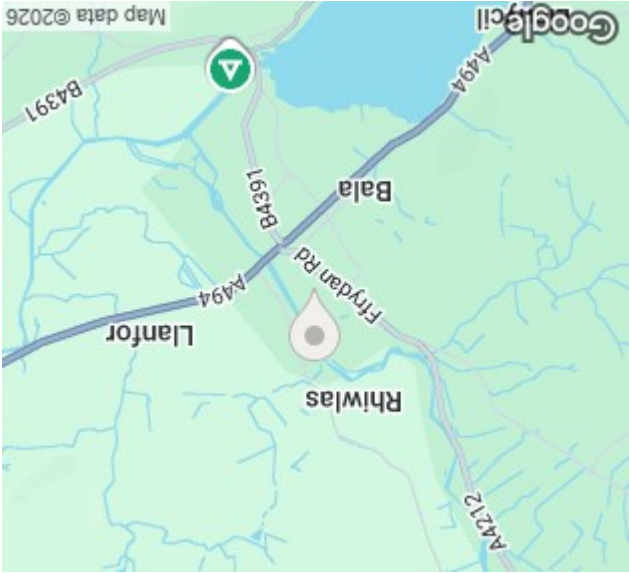




THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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