



**Tom Parry**

Apartment 1 (First Floor), 6 Heol Tegid, Y Bala, LL23 7UR

Price **£165,000**

## Apartment 1 (First Floor) 6 Heol Tegid, Y Bala, LL23 7UR

Welcome to this exquisite first-floor apartment located on Heol Tegid in the charming market town of Y Bala. This stylish, modern and luxurious property has been fully refurbished to a high standard, offering a perfect blend of contemporary living and comfort.

The apartment features a spacious reception room, ideal for relaxation or entertaining guests and a well designed modern kitchen. With three well-appointed bedrooms, there is ample space for families or those seeking a home office. The bathroom is designed with sleek and modern fixtures, ensuring a pleasant experience for all residents.

One of the standout features of this property is its advanced security system, which includes an intruder alarm and security camera. Additionally, these and the heating and door entry can be managed remotely, providing convenience and peace of mind.

For those who require a reliable internet connection, the apartment is equipped with high-speed fibre broadband, making it perfect for both work and leisure.

Situated in the heart of the town centre, residents will enjoy easy access to local amenities, shops, and services, enhancing the overall living experience. The property is a perfect base for exploring the stunning beauty and rich culture of North Wales.

This apartment is not just a home; it is a lifestyle choice for those who appreciate modern living in a vibrant community. Do not miss the opportunity to make this stunning property your own.

**OUR REF:- B861**

### ACCOMMODATION:-

The accommodation comprises of the following. All measurements are approximate.

### FIRST FLOOR APPARTMENT

#### Entrance Hall

with stairs up to the FIRST FLOOR

#### Lounge/Living Room

18'11" x 10'8" (5.79m x 3.27m)

with exposed stone fireplace, feature wooden ceiling beam, wall mounted smart television, IP indoor touch screen monitor, and 2 radiators.

#### Kitchen/Dining Room

13'11" x 10'5" (4.26m x 3.20m)

fully equipped with stainless steel sink, modern white base units, marble work tops, Zanussi electric oven and gas hob with canopy over, dishwasher, plumbing for automatic washing machine, wall mounted smart television, 4 Velux windows and wall mounted gas fired central heating boiler. Exposed ceiling beams and 1 radiator.

#### Inner Hallway

with 1 radiator and serving:-

#### Bedroom 1

13'1" x 8'10" (4.00m x 2.71m)

Feature exposed stone wall and fireplace, built in wardrobe and 1 radiator

#### Bedroom 2

7'1" x 6'6" (2.16m x 2.00)

with 1 radiator.

#### Bedroom 3

11'1" x 10'10" (3.40m x 3.32m)

with feature exposed stone wall and fireplace and 1 radiator.

#### Shower Room

with a sleek and modern design and coordinated suite - shower cubicle, wash hand basin and wc., heated towel rail, part tiled walls and LED touch sensor mirror.

### OUTSIDE

with spacious shared rear flagged walled yard.

### MATERIAL INFORMATION

Services - Mains water, drainage and electricity. Gas fired central heating

A stylish and fully modernized and upgraded apartment.

\*Contents available by separate negotiations\*

Lounge/Living Room - can accommodate a multi fuel stove, gas fire or electric fire

UPVC double glazing.

Intruder Alarm with 360 degree perimeter Security Cameras, which can be fully set or part set. Door entry system ( with indoor touch screen monitor - high performance and cost effective) Smart heating system - all these features can be managed remotely. Door entry system

Full Fibre to premises ( FFTP), high speed broadband, has been installed which will enable the most demanding professional remote worker to work from home.

Currently a successful holiday let property

#### Article 4 Directive

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) the Article 4 Direction will not affect the current use.

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 - Business Rate

Tenure - Freehold

Viewing :- Strictly via selling agent.





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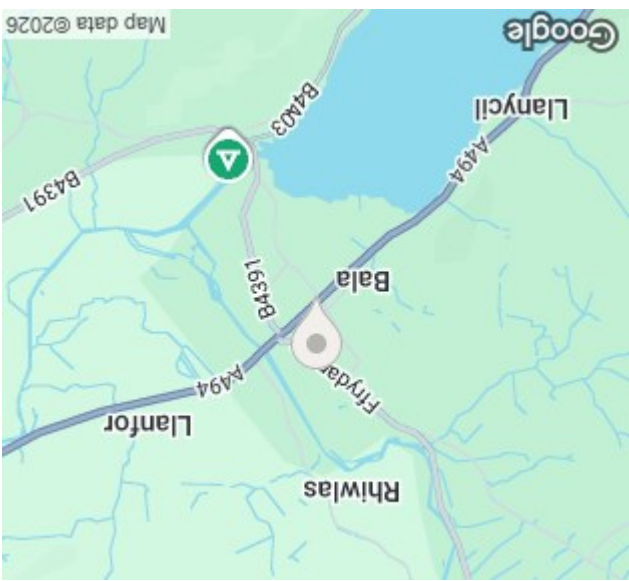
01678 521025  
tomparry.co.uk



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