



Tom Parry

Cwm Berwyn, 5 Maes Tegid, Bala, LL23 7BF

Price £365,000

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Tom Parry & Co are delighted to present this charming detached bungalow which is nestled in the tranquil cul-de-sac of Maes Tegid, Bala. This charming detached bungalow presents a unique opportunity for those seeking a peaceful yet convenient lifestyle. The property has been well maintained and is presented to a high standard, making it an ideal choice for first-time buyers, downsizers, or anyone looking for a comfortable home.

The bungalow features two inviting bedrooms, with one benefiting of an En-suite shower room, alongside a separate well-appointed bathroom. The spacious reception room, which opens up to the conservatory, offers a warm and welcoming atmosphere

One of the standout features of this property is its generous lawned garden, complemented by a flagged area that provides ample space for outdoor activities or simply enjoying the fresh air. Additionally, there is ample parking available, ensuring convenience for residents and visitors alike.

Situated within walking distance to the town centre, residents will find themselves close to a variety of amenities, including shops, cafes, and recreational facilities.

Bungalows of this nature are a rare commodity in the market, making this property an exceptional find, this delightful bungalow is not to be missed. We invite you to explore the potential of this lovely home.

Our Ref:- B871

The ACCOMMODATION comprises of :-

All measurements are approximate

GROUND FLOOR

Entrance Porch

opening to the:-

Lounge / Living Room

18'11" x 14'6" (5.79m x 4.42m)

with dual aspect, bay window, ornate fireplace, laminate floor, 1 radiator and glazed double doors opening to the conservatory.

Conservatory

12'7" x 12'3" (3.84m x 3.75m)

with tiled floor and 1 radiator.

Bathroom

with shower cubicle, wash hand basin and wc, part tiled walls, airing cupboard and 1 radiator. Door through to bedroom 1.

Kitchen/ Diner

21'1" x 11'11" (6.45m x 3.65m)

with stainless steel sink, hot and cold mixer tap, matching wall and base units with worktops, extensive range and cooker hood, incorporated fridge freezer, plumbing for dishwasher, part tiled walls, 1 radiator and glazed double door into conservatory.

Bedroom 1

17'8" x 11'4" (5.40m x 3.46m)

with 1 radiator.

Bedroom 2

16'0" x 14'3" (4.90m x 4.35m)

with 1 radiator, En-suite shower room, with shower cubicle, wash hand basin and w.c and 1 radiator.

Utility Room

with hot and cold stainless steel sink, wall and base

cupboards, plumbing for automatic washing machine and 1 radiator. Glazed door out to rear.

Independent W.C

Independent w.c with wash hand basin and 1 radiator.

OUTSIDE

lawned gardens to the front and rear with flower borders. flagged patio area to the rear with decking. Garage to the side with up and over door housing the wall mounted gas fired central heating boiler. Timber store shed and off-road car parking space.

MATERIAL INFORMATION

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

UPVC double glazed windows and doors.

Off road parking area.

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 - E

Tenure - Freehold

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.

Viewing - Strictly via selling agent.



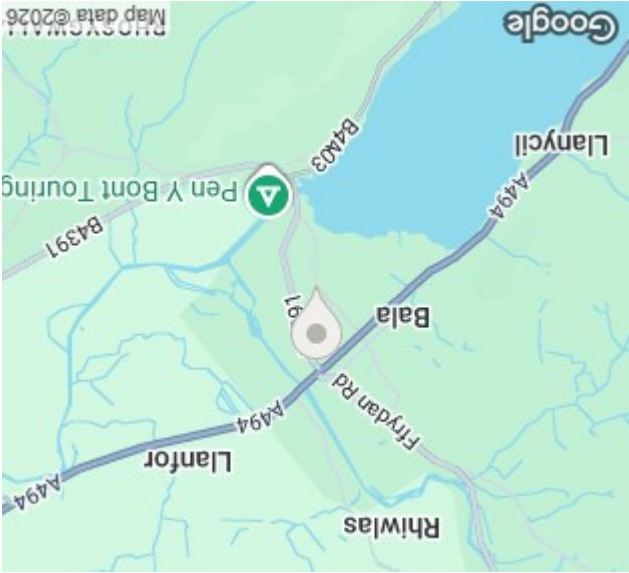




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

Floor Plan Awaited



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		