



Tom Parry

Manhyfryd, Bala, LL23 7UD

£159,950

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Tom Parry & Co are delighted to offer this beautifully appointed one bedroom detached cottage, occupying a roadside position on the outskirts of the village, and enjoying open views of the surrounding countryside.

This surprisingly spacious cottage has been tastefully modernised and upgraded and offers pleasant well lit accommodation on a split level arrangement. The property is also well maintained and presented. It has the benefit of uPVC double glazed windows and oil fired central heating, together with modern kitchen and bathroom fittings.

The property is currently operating as a successful holiday let business and therefore offering an income opportunity for prospective buyers.

The property is also ideal for first time buyers or landlords wanting an investment.

Viewing is highly recommend!

Our Ref:- B875

The ACCOMMODATION comprises of:-

All measurements are approximate.

GROUND FLOOR:

Living Room

18'0" x 11'11" (5.50m x 3.64m)

with stone built fireplace housing the wood burning stove; TV display plinth; tiled flooring; exposed ceiling beam; 1 radiator.

Kitchen

14'1" x 8'10" (4.31m x 2.70m)

with hot and cold stainless steel sink and fitted wall and base units incorporating microwave and fridge; partly tiled walls; 'Worcester' oil fired central heating boiler; spot lamps and door out to rear.

Bedroom

14'0" x 8'10" (4.29m x 2.70m)

with 1 radiator and laminated flooring.

Bathroom

with shower cubicle, wash hand basin and wc; partly tiled walls; 1 radiator.

Utility Room

8'9" x 6'10" (2.69m x 2.09m)

with quarry tiled floor; broom cupboard; door out to front.

OUTSIDE:

Small garden to the side and rear with flagged pathways and oil storage tank.

MATERIAL INFORMATION

SERVICES:- Mains water, electricity and drainage.
Oil fired central heating

Double glazing

Rural village location

Contents included in the sale price

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 - Currently Business Rates
The property is currently operating as a successful holiday let business. since 2021

Tenure - Freehold

Viewing - Strictly by appointment 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.

