



Tom Parry

Borthwen 23 Bro Eryl, Bala, LL23 7AR
Offers in the region of £149,000

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A well appointed semi-detached residence standing on a mainly Local Authority owned estate being within five minutes walk from the town centre and all local amenities. The property has been well maintained and has the benefit of uPVC double glazed windows and gas fired central heating with a good sized garden to front and rear laid down to lawns with flower borders and shrubbery, two store sheds and outside wc. Apart from the kitchen the property is fully carpeted.

The ACCOMMODATION comprises ;- [all measurements are approximate]

GROUND FLOOR:

Entrance Hallway

with radiator; stairway up to first floor.

Dining Room

3.66m x 2.74m plus bay window (12'0" x 8'11" plus bay window)

with tiled fireplace housing the coal effect mains gas fire; 1 radiator.

Living Room

3.96m x 3.89m (12'11" x 12'9")

with tiled fireplace housing the mains gas fire; fitted cupboards with shelving and drawers in recess; 1 radiator.

Kitchen

2.67m x 2.11m (8'9" x 6'11")

with hot and cold stainless steel sink unit with matching wall and base cupboards with work tops; under stairs store cupboard; door out to rear.

FIRST FLOOR:

Spacious Landing

Bedroom1

3.43m x 3.28m (11'3" x 10'9")

with 1 radiator; built in wardrobe and overhead cupboards; 1 radiator.

Bedroom 2

2.74m x 2.36m (8'11" x 7'8")

with 1 radiator.

Bedroom 3

3.66m x 3.51m (12'0" x 11'6")

with 1 radiator; Airing Cupboard housing the gas fired central heating boiler.

Bathroom

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

Independent Wc

OUTSIDE:

A good sized garden to the front, side and rear laid down to lawns with flower borders. 2 Store Sheds and Outside WC.

SERVICES:

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

LOCAL AUTHORITY:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000. Council Tax Band - B. Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

Please Note:

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:

- Had his place of work within the designated area [the County of Gwynedd] OR
- Had his only or principal home within the area [the County of Gwynedd].





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Approximate Gross Internal Area
90.9 sq m / 978 sq ft

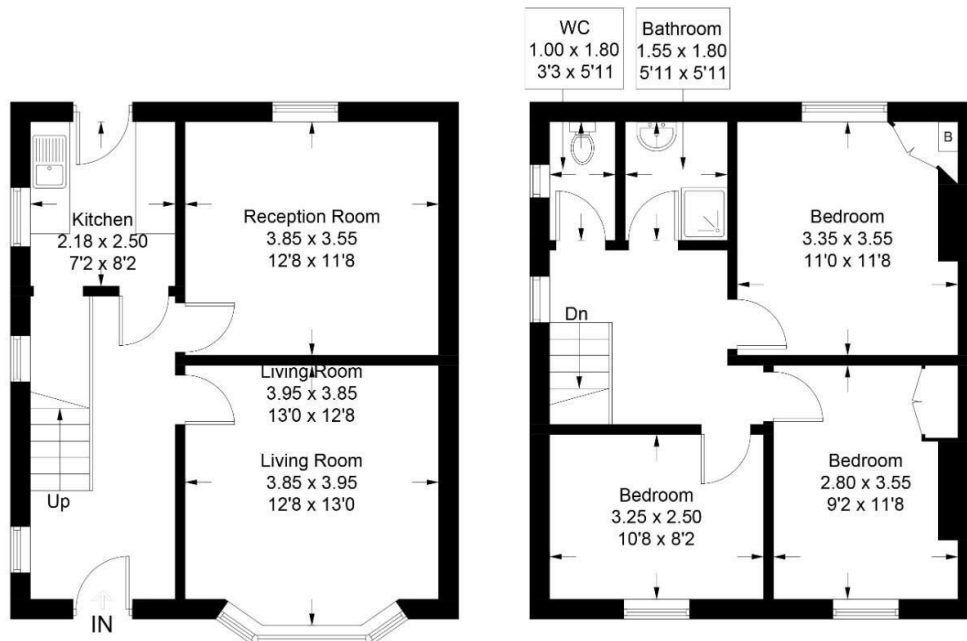


Illustration for identification purposes only,
measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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