



# Tom Parry

Isfryn, 13 Arenig Street, Bala, LL23 7AH  
Offers in the region of £275,000



# Isfryn 13 Arenig Street, Bala, LL23 7AH

Nestled in the charming town of Bala, Isfryn,13 Arenig Street presents a splendid opportunity to acquire a spacious family home that beautifully marries modern living with historical character. This mid-terrace house, built in 1904, is a Grade II\* listed property, showcasing the architectural elegance of its era while having been thoughtfully modernised to meet contemporary standards.

The residence boasts five generously sized bedrooms, providing ample space for family living or accommodating guests. The heart of the home features an open-plan living room, dining area, and kitchen, creating a warm and inviting atmosphere perfect for both entertaining and everyday family life. The layout is designed to enhance connectivity and flow, ensuring that every corner of the home is both functional and welcoming.

Situated within walking distance to the high street, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and recreational facilities. This prime location not only offers convenience but also allows for a vibrant community lifestyle.

With its blend of historical charm and modern comforts, Isfryn, 13 Arenig Street is an exceptional property that promises to be a delightful family home for years to come.

**Our Ref:- B844**  
All measurements are approximate

## The ACCOMMODATION comprises of:-

### GROUND FLOOR

**Entrance Vestibule**  
with tiled flooring, downlights and cupboard housing the electric meters. Opening to:-

**Hallway**  
with quarry tiled flooring, telephone point, 1 radiator and stairs up to first floor.

**Lounge/Diner**  
27'8" x 12'8" (8.44m x 3.88m)  
measurement taken from bay window. 2 radiators, T.V aerial point and wall lights.

**Kitchen**  
17'7" x 8'10" (5.38m x 2.70m)  
Open plan kitchen leading from lounge / diner. With matching wall and base units, hot and cold white ceramic sink, tiled flooring, incorporated oven and hob, built in washing machine, space and plumbing for dishwasher, breakfast bar/utility area, understairs store cupboard and door out to rear.

### FIRST FLOOR

#### Landing area

**Bedroom 1**  
10'9" x 9'4" (3.30m x 2.87m)  
with 1 radiator, TV aerial point, cast iron fire place and fitted shelving.

**Bedroom 2**  
8'8" x 7'2" (2.65m x 2.20m)  
with 1 radiator, built in wardrobe.

**Bedroom 3**  
13'0" x 7'5" (3.97m x 2.27m)  
with cast iron fireplace, 1 radiator and built in wardrobe.

**Bathroom**  
with walk in shower cubicle, heated towel rail, downlights, part tiled walls, white modern suite, hot and cold vanity sink and wc.

### SECOND FLOOR

**Landing**  
with clothes storage rail.

**Bedroom 4**  
11'7" x 10'7" (3.54m x 3.24m)  
with ornamental fire place, fitted shelving in recess and 1 radiator.

**Bedroom 5**  
10'1" x 10'4" (3.08m x 3.17m)  
with free standing bath, 1 radiator and built in cupboard.

**Box Room**  
spacious storage space.

**OUTSIDE**  
gravelled rear yard, boiler house with a Worcester oil fired boiler ( new 2017), brick build store shed, oil tank and access to rear service lane. Enclosed gravelled front garden area.

**MATERIAL INFORMATION**  
SERVICES:- Mains electricity, water and drainage. Gas available. Oil fired central heating.

LOCAL AUTHORITY:- 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 - B

GRADE2\* LISTED BUILDING

Original Sash Windows

Tenure - Freehold

Location:- Within walking distance to high street and all amenities

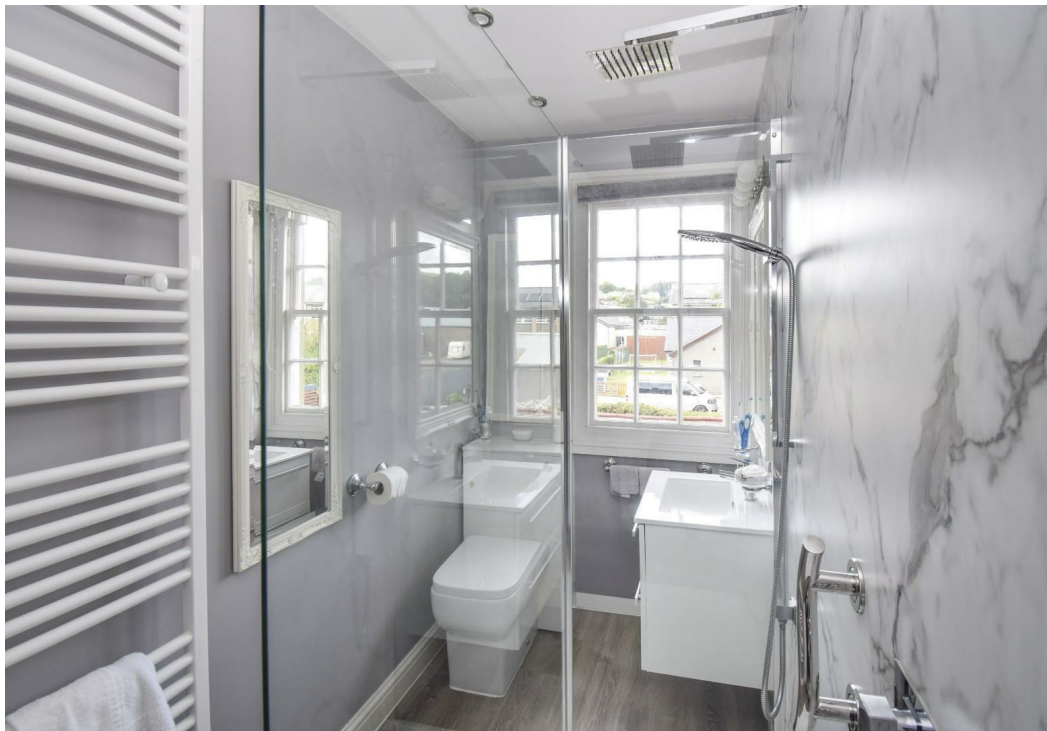
On road parking

Article 4 Directive applies for this property  
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)

Viewing - Strictly via selling agent.





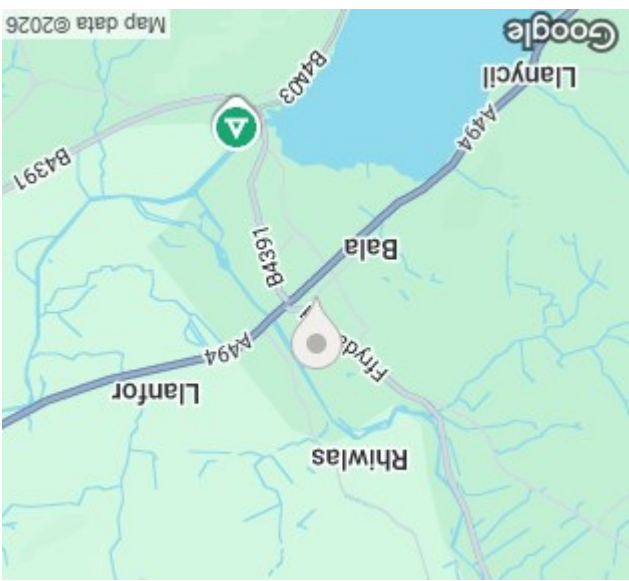




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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	58 D	72 C
39-54	E		
21-38	F		
1-20	G		