



**Tom Parry**

18, Ffrydan Road, Bala, LL23 7RT  
Offers in the region of £195,000

## 18 Ffrydan Road, Bala, LL23 7RT

Tom Parry & Co are delighted to offer this substantial mid-terrace family residence situated on the periphery of the town. The property presents an exceptional opportunity for families seeking a spacious and characterful residence. With generously sized bedrooms, this property offers ample accommodation for both family living and entertaining guests.

This property features two inviting reception rooms, perfect for relaxing or hosting gatherings. The pleasant open aspect outlook to the front, enhances the home's appeal, allowing natural light to flood the interiors and creating a warm and welcoming atmosphere.

The property boasts a well-appointed bathroom and benefits from gas-fired central heating, ensuring comfort throughout the seasons. Being a Grade II listed building, it retains many original features that add to its charm and character, making it a unique find in the market.

This delightful home is ideal for those who appreciate the blend of historical significance and modern living. With its spacious layout and prime location, it is sure to attract families looking for a place to create lasting memories. Do not miss the chance to make this remarkable property your own.

**Our Ref:- B858**

**The ACCOMMODATION comprises of:-**

**All measurements are approximate**

### GROUND FLOOR

#### Entrance Porch

with impressive panelled door and glazed panels. Leading into hallway, with 1 radiator and under stair store cupboard.

#### Front Sitting Room

13'5" x 12'3" plus bay window (4.09m x 3.74m plus bay window)

with tiled fireplace and coal effect mains gas fire.

#### Dining Room

12'7" x 10'6" (3.86m x 3.22m)

with 1 radiator, tiled fireplace and built in cupboards.

#### Kitchen

10'0" x 8'10" (3.07m x 2.71m)

with hot and cold stainless steel sink and matching wall and base units, part tiled walls and quarry tiled flooring.

#### Utility Area

with wall mounted gas fired central heating boiler, store shed and independent wc. Door out to rear.

### FIRST FLOOR

#### Lounge

18'1" x 12'9" plus bay window (5.52m x 3.90m plus bay window)

with tiled fire place and 1 radiator. Open views from 2 Bay windows.

#### Bedroom 1

12'6" x 12'5" (3.83m x 3.79m)

with 1 radiator.

#### Bathroom

spacious bathroom with panelled bath, wash hand basin, wc, part tiled walls and 1 radiator.

### SECOND FLOOR

#### Bedroom 2

10'0" x 8'11" (3.05m x 2.72m)

### THIRD FLOOR

#### Bedroom 3

15'1" x 11'7" (4.60m x 3.55m)

with built-in wardrobe.

#### Bedroom 4

9'10" x 6'2" (3.00m x 1.88m)

#### Bedroom 5

13'0" x 11'4" (3.98m x 3.46m)

### FOURTH FLOOR

#### Attic Bedroom

17'2" x 10'5" (5.24m x 3.19m)

with Velux window.

### OUTSIDE

small rear yard and access to rear service lane.

### MATERIAL INFORMATION

GRADE II Listed

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

Partial UPVC double glazed windows

TENURE:- Freehold

LOCAL AUTHORITY:- Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 771000.

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770274

Council Tax Band:- c

### 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.







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

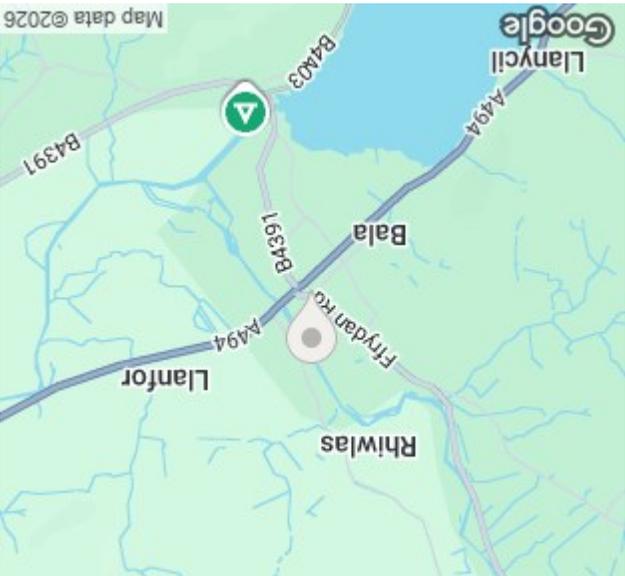
working ability.

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

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



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	76
A (92+)	
B (81-91)	
C (69-80)	
D (56-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



Approximate Gross Internal Area = 178.4 sq m / 1919 sq ft