

Tom Parry



5 Arenig Row, Bala, LL23 7AJ

£62,500

- A compact and modernised single fronted inner terrace residence conveniently located for all the town's amenities
 - Situated in a small cul-de-sac off Arenig Street, with a pedestrian walkway leading to the High Street
 - The property will be let out on a 12 Month Shorthold Tenancy Agreement as from the 1st March 2019
 - Offers Ideal Investment Opportunity
- Open Plan Kitchen/Living Room; 2 Bedrooms and Shower Room/WC
 - Small domestic area to front enclosed within a timber panel fence



GROUND FLOOR:

Open Plan Kitchen/Living Room:

6.23m x 3.65m (20'5" x 11'11")

Living Room - having ceramic tiled flooring with under floor heating; double glazed window and door; stairway up to first floor.

Kitchen Area - with hot and cold single drainer sink unit and a range of modern wall and base units with work tops; plumbing for automatic washing machine; partly tiled walls; electric cooker point and extractor fan.

FIRST FLOOR:

Landing

having access to roof space.

Bedroom 1

3.62m x 2.84m [l-shaped] (11'10" x 9'3" [l-shaped])

with two double glazed windows to front elevation.

Bedroom 2

3.75m x 1.72 (12'3" x 5'7")

with Velux roof window.

Shower Room

1.83m x 1.83m (6'0" x 6'0")

comprising of shower cubicle with electric shower, wash hand basin and wc in a modern white suite; extractor fan; partly tiled walls and Velux roof.

OUTSIDE:

Small domestic area to the front enclosed within a timber panel fence.

SERVICES:

Mains water, electricity and drainage.

LOCAL AUTHORITY:

Cyngor Gwynedd Council, Council Offices, Penrallt, Caernarfon, Gwynedd, LL55 1BN. Tel: 01766 711 000. Council Tax Band A.

Snowdonia National Park, National Park Offices, Penrhyndeudraeth, Gwynedd, LL48 6LF. Tel: 01766 770 274



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	72	74
(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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01678 521025
tomparry.co.uk